

06 - 0263

Regional

Report

Metropolitan Livable Communities Fund

Report to the Minnesota State Legislature

March 2006



Metropolitan Council

**Mears Park Centre, 230 East Fifth Street, St. Paul, Minnesota
55101**

Metropolitan Council Members

Peter Bell	Chair
Roger Scherer	District 1
Tony Pistilli	District 2
Mary Hill Smith	District 3
Julius C. Smith	District 4
Russ Susag	District 5
Peggy Leppik	District 6
Annette Meeks	District 7
Lynette Wittsack	District 8
Natalie Haas Steffen	District 9
Kris Sanda	District 10
Georgeanne Hilker	District 11
Chris Georgacas	District 12
Rick Aguilar	District 13
Song Lo Fawcett	District 14
Dan Wolter	District 15
Brian McDaniel	District 16

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

Publication no. 78-06-023

Printed on recycled paper with at least 20% post-consumer waste.

On request, this publication will be made available in alternative formats to people with disabilities. Call the Metropolitan Council Data Center at 651 602-1140 or TTY 651 291-0904.

CONTENTS

About This Report	1
Program Overview.....	1
Amounts Received.....	5
Funding Expenditures.....	5
2005 Livable Communities Funded Projects.....	6
Tax Base Revitalization Account.....	6
Livable Communities Demonstration Account.....	13
Local Housing Incentives Account.....	16
Effectiveness in Meeting Council Policies and Goals.....	19
Appendix A. Examples of Funded Projects.....	21
Appendix B. Maps of Funded Projects.....	27
Appendix C. Livable Communities Fund Financial Status.....	33



About This Report

The Livable Communities Act (*Minnesota Statutes, Section 473.25*) requires the Council to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This is the ninth such report. It provides an overview of Livable Communities Act programs and activities during 2005, and includes specific information required by the law about:

- the amount of money in the fund
- the amount of money distributed
- to whom funds were distributed and for what purpose
- an evaluation of the effectiveness of the projects funded in meeting the policies and goals of the Council

The legislation states the report may also include recommendations to the legislature on changes to the Livable Communities Act. This year's report makes no such recommendations.

Appendix A contains examples of funded projects. Appendix B provides maps of LCA-funded projects, and Appendix C reports the financial status of the Livable Communities Fund.

Program Overview

Enabling Legislation

In 1995, the Minnesota Legislature passed the Livable Communities Act (LCA). The LCA (*Minnesota Statutes, Sections 473.25 through 473.254*) created a voluntary, incentive-based approach to address the Metropolitan Area's affordable and lifecycle housing issues and to help communities grow and succeed. It established the Metropolitan Livable Communities Fund, including three on-going accounts from which eligible communities could apply for funding:

- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial, or housing opportunities. Restoring the tax base and developing more jobs near existing housing and services is a primary objective of this account.
- The **Livable Communities Demonstration Account (LCDA)** funds development and redevelopment projects that achieve connected development patterns that link housing, jobs and services, and maximize the development potential of existing or planned infrastructure and regional facilities.
- The **Local Housing Incentives Account (LHIA)** helps expand lifecycle and affordable rental and ownership housing development and preservation.

A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the Inclusionary Housing Account prior to communities requesting payment of their grant awards. Those interest dollars were awarded through a final round of IHA grants during 2004, with the account closed to further interest accrual effective January 1, 2004.

In order to be eligible to compete for this funding, the LCA requires interested communities to:

- negotiate long-term affordable and lifecycle housing goals with the Metropolitan Council;
- have in place an LCA Housing Action Plan to identify and give direction to the city's use of programs, official controls and fiscal devices to help accomplish these negotiated goals; and
- make the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula, based on each community's share of the tax levy supporting the Livable Communities Demonstration Account, determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

Response to LCA Programs

The Metropolitan Livable Communities Fund has made available an average of about \$14 million annually through the three program accounts. The total funding budgeted for awards during 2005 was \$16,433,586. Several years of program experience have proven that this incentive-based approach works. Requests for funding continue to exceed funds available each year as communities throughout the region see the results that can be achieved through the LCA.

Today, the LCA's three grant accounts are nationally recognized as successful tools for cleaning up polluted sites, expanding housing choices, and moving land-efficient local development projects from plans on paper to projects on the ground. In 2005, 106 communities were participants in the LCA's local housing incentives program and were eligible to receive grant funds. With so many Twin Cities communities working hard to provide housing their workers can afford, create jobs to strengthen their local economies, and ensure that their residents have mobility options that provide them with access to work, recreation, shopping and services, each program is expected to continue to receive more requests for funding than can be met with available resources. Requests for TBRA and LCDA funding in 2005 exceeded available funds by approximately \$37.5 million, while total applications for affordable housing gap funding to the Housing Implementation Group partnership—including LHIA and IHA funds—exceeded available funds by more than \$21.6 million.

Results

The Council and its LCA partners awarded grants in 2005 as follows:

- **Tax Base Revitalization Account:** Twenty-six grants totaling \$6,365,000 (fall 2005 funding awarded in January 2006) for eleven communities to help clean up polluted land.
- **Livable Communities Demonstration Account:** Ten Development Grants totaling \$8,418,586 (2005 funding awarded in January 2006) to help with infrastructure costs, and street and park improvements for projects in seven communities.
- **Local Housing Incentives Account:** Eight grants totaling \$1,650,000 to six communities and two multi-city land trusts to help develop or rehabilitate affordable ownership and rental housing.

Projects funded in 2005 will make a difference in communities throughout the region. Working with the market and responding to local needs, cities will use LCA grants to plan and develop functional, sustainable neighborhoods offering a mix of housing, jobs and services linked by a variety of transportation choices. The LCA grants funded in 2005 assisted projects that will achieve an expected:

- 468 new affordable ownership housing units
- 456 new rental housing units
- 111 improved or rehabilitated existing housing units
- 2,027 new or retained jobs

- 140 acres of reclaimed polluted land
- \$679 million in private sector investments
- additional public sector investment of almost \$72 million

LCA Grant Making Procedures

Partnerships are a feature of the Council's allocation of funds from all the Livable Communities accounts. The LCA Local Housing Incentives Account funds awarded by the Council are combined with funding provided by the Minnesota Housing Finance Agency and other partners through the Metropolitan Housing Implementation Group (MHIG) to support affordable housing. The Department of Employment and Economic Development (DEED) partners with the Council on its TBRA funding to offer even stronger support for local efforts to clean up contaminated land and buildings. These agencies, together with an advisory committee of technical experts from local communities that reviews LCDA proposals, assist the Council with its funding decisions.

Tax Base Revitalization Account. The Tax Base Revitalization Account includes cooperative relationships among the Council, the Department of Employment and Economic Development (DEED), the Minnesota Pollution Control Agency (MPCA), Hennepin County and Ramsey County. The Council, DEED, Hennepin County and Ramsey County staffs use the same application cycle deadlines and hold joint application workshops. Staff from DEED, MPCA, the MN Department of Health, MN Department of Commerce, and MN Department of Agriculture assists Council staff in evaluating TBRA applications according to the Council's criteria. The Livable Communities Act authorizes the use of TBRA funds as part of local match requirements for DEED's Contaminated Site Cleanup Program. Projects eligible for both programs may be jointly funded.

Both the TBRA and the DEED programs require "response action plans" be approved by the MPCA for all applicable projects. These plans are part of the MPCA's Voluntary Investigation and Cleanup (VIC) program. MPCA staff review the applications to verify that the applicant's proposed clean up activities will effectively implement the MPCA-approved plan. They also rank the applications in terms of their potential to remediate environmental contamination and human health risks. Although asbestos and lead-based paint remediation for buildings is not currently addressed by the VIC strategy, MPCA staff comment on the applications involving asbestos and lead-based paint abatement. In addition, MPCA staff members participate in workshops, conducted jointly by DEED, Metropolitan Council, Hennepin County and Ramsey County staff to offer technical assistance to applicants.

Livable Communities Demonstration Account. Applications for Livable Communities Demonstration Account development grants are reviewed by the 17-member Livable Communities Advisory Committee, which makes funding recommendations to the Metropolitan Council. The committee is made up of elected local government officials; local government planning, economic development and community development staff; representatives with expertise in development-related fields of architecture and landscape architecture; members from the private/nonprofit sector with experience in development and finance; and members with expertise in community, transportation and environmental planning or private foundation work. Advisory committee review ensures that LCDA development proposals are evaluated in the context of market demand and feasibility, financial readiness and community needs.

The advisory committee reviews proposals against evaluation criteria adopted by the Council, which are consistent with and help implement the *2030 Regional Development Framework*. Additional criteria focus on financial readiness of projects to proceed to construction soon. Council community development, environment, transportation and Metro Transit staff assist the advisory committee in its evaluation process by providing technical comments on projects. Community sector representatives provide information on

the community context of the projects as additional background to aid in decision-making. These comments are provided to the advisory committee along with evaluation points, which are included as one-third of the final point tally.

Prior to application deadlines, staff holds workshops for applicants to go over the program criteria, application form and evaluation process, and to offer technical assistance.

Local Housing Incentives Account. The Metropolitan Council allocates funds in the Local Housing Incentives Account through the Metropolitan Housing Implementation Group (MHIG), established in 1995 to coordinate and streamline the complex system for delivering housing resources in the metropolitan area. The MHIG includes representatives of the Metropolitan Council, the Minnesota Housing Finance Agency (MHFA), and the Family Housing Fund. Representatives from each of the MHIG agencies participating in project funding serve on a joint selection committee. The MHIG provides easy access to and disbursement of a combined pool of housing development dollars.

The MHIG group develops a Super Request for Proposals (RFP) to simplify and streamline the process for accessing housing development dollars. The Super RFP includes descriptions of and requirements for all funding sources available during a funding cycle, including the Local Housing Incentives program. The Super RFP is mailed to all communities, developers, housing agencies and others interested in the production of affordable housing. Applicants need to apply only once, using the Super RFP application, to access any of the funds available during that funding cycle. The MHIG has also developed joint project selection criteria as a tool to review proposals and choose award recipients. The joint criteria reflect the policies articulated in the Council's regional development framework, the Livable Communities Act and state policy initiatives.

The MHIG selection committee reviews each proposal, considering the joint selection criteria, individual funder's criteria, as well as any funder's past experience with the applicant, previous funding allocations, familiarity with the project, or expertise related to any aspect of the proposal. Funds are then allocated to each proposal based on the outcome of that review and the best match of proposal to funding source. Funding recommendations are brought to each of the appropriate funding boards for final approval.

Amounts Received

The sources of Livable Communities Fund money available in 2005 were:

Current Year Tax Receipts	LCDA - \$8,102,200* TBRA - <u>\$5,000,000</u> Total Receipts = \$13,102,200 *\$500,000 of this amount directed to LHIA
Transfer to LHIA Funds from General Fund	\$ 1,000,000
Uncommitted LCA Fund Balance from 2003	\$1,859,725
Relinquished Funds from Previously Awarded Grants	\$1,533,615
TOTAL	\$17,495,540

The fund is managed to maintain a small net uncommitted balance within each account in order to avoid awarding more funding than is available. The uncommitted balance is attributable, in part, to interest earnings during the year. Interest earned varies depending on the timing of levy receipts and grant payments. Fund balances also occur when projects use the awards over a period of months or years and interest accrues on the unspent balances. In addition, some projects are completed without requiring the full amount of the grant. Those relinquished grant funds are returned to the funding account to be awarded in future grant rounds. In a few instances grant awards have been relinquished when changed circumstances prevented a grant recipient from undertaking a funded project. Again, those funds are included in the pool of money available for awards to other projects.

Funding Expenditures

The Metropolitan Council awarded \$16,433,586 in grants from the three active accounts during 2005 as follows:

LIVABLE COMMUNITIES FUND	NUMBER OF GRANTS	TOTAL 2004 AWARDS	NUMBER OF COMMUNITIES
Livable Communities Demonstration Account for community development projects:	10	\$8,418,586	7 communities
Local Housing Incentives Account to help construct and rehabilitate affordable ownership and rental housing	8	\$1,650,000	6 communities & 2 multi-city land trusts
Tax Base Revitalization Account to help clean up polluted land	26	\$6,365,000	11 communities

2005 LCA Funded Projects

(Listed alphabetically by community within each program)

Tax Base Revitalization Account Grants

Blaine — Former Lee's Wrecking

Grant award — \$119,360

The city of Blaine seeks TBRA cleanup funding for the Former Lee's Wrecking site located at 11808 Central Avenue NE. Former use of the site for automobile wrecking has left a variety of contaminants including metals, petroleum hydrocarbons, asbestos containing materials and various auto parts. TBRA funds will be used as part of the match to a DEED grant request for soil and ground water remediation. This site is part of a larger redevelopment area planned to include medical offices, a large home improvement store and grocery store. Eligible reimbursable costs include investigation, soil excavation and disposal, groundwater sampling and testing, well and septic monitoring and environmental consulting and reporting.

Brooklyn Park — Village Creek – III

Grant award — \$73,900

The 15-acre project site is located at the intersection of Brooklyn Boulevard and Zane Avenue. The funds would be used to clean up petroleum contamination in both the soil and groundwater in approximately one third of the site. The release is from a former Amoco gas station that has been cleaned up to commercial standards as required by the PCA. This grant would clean up the site to residential standards so that all of the land is available for the mixed-use development. The development on the area proposed to be cleaned up will include 2-story to 4-story mixed use buildings including retail and office on the first and second levels with housing on the second to fourth levels. There will be 171 multi-family units (73 of the units are affordable at 80% AMI - 43% of all the units) There will also be a significant amount of surface parking. Funding is to be used for soil and groundwater remediation, vapor barrier and installation, wrap utility services, enriched concrete at parking entrances and building foundations (to make a better barrier between the buildings and any remaining soil contamination) and construction testing and observation.

Columbia Heights — Columbia Heights Industrial Park – III

Grant award — \$292,900

The 6.3-acre project is located at 3755 5th Street. The site was previously used as a foundry and other industrial uses. The contamination includes foundry wastes (metals, slag metal shavings and ash), petroleum and Dowtherm A (a heat transfer fluid). These contaminants have been identified in the soil and groundwater. High concentrations of DROs and chlorinated solvents have been found in the groundwater. The application also requests funding for the removal of asbestos and other hazardous waste from the building on the site before demolition. The proposed end use is 260 owner-occupied high density loft and townhome units with 10% to 20% of the units targeted to be affordable. Grant funds are to be used to remediate groundwater and soil contamination including foundry waste contamination.

Hopkins — Hopkins School Bus Facility
Grant award — \$290,000

The 26-acre property was operated as a public city landfill from 1964 until 1980. The city owns the property, but it is managed by the PCA's closed landfill program. Hopkins School District #270 is proposing to construct a school bus terminal on the site. The city has considered more than 75 other potential sites over the past three years and determined that this site provides the best opportunity. The fleet of 76 buses is currently based in Shakopee which results in logistic issues due to unpredictable traffic and weather. The relatively long distance from the school district routes also results in significant extra fuel costs. The clean up would consist of complete excavation and disposal of solid waste within 200 feet of the proposed building. The waste would be relocated on the larger site and contained as part of the final landfill closure. The property is currently publicly owned and would remain so as a public facility. However, if private property was purchased for the bus terminal project that property would then become public property and be removed from that community's tax roles. The school district proposes to provide 40% of the cleanup costs with TBRA providing 50% and Hennepin County providing 10%. Grant funds are to be used for excavating, relocating and consolidating solid wastes, landfill capping and RAP implementation management fees.

Minneapolis — Eat Street Flats and Market
Grant award — \$288,706

The City of Minneapolis requested TBRA funding for cleanup assistance at 2000 1st Avenue South on East Franklin Avenue between Nicollet and 1st Avenue. Funding was also requested from the Hennepin County Environmental Response Fund (ERF). Petrofund has paid some costs, but additional petroleum related contaminants as well as asbestos need to be remediated. Project goals include a four story building with a pharmacy and other commercial space on the first level and three levels of for-sale condominiums above. In addition, there will be some underground and surface parking. TBRA funds will be used for demolition related to accessing contamination, asbestos abatement and costs associated with soil remediation.

Minneapolis — Greenway Terrace – I
Grant award — \$161,430

The city of Minneapolis applied for TBRA funding for remediation of the proposed Greenway Terrace site, located at 2850 Cedar Avenue South and adjacent to the Midtown Greenway. The redevelopment plan proposes a 26-unit, three-level condominium building with underground parking. Contaminants from former railroad maintenance activities include polyaromatic hydrocarbons and petroleum-related compounds. Hennepin County cleanup funds are also requested for this site. TBRA funds may be used for costs associated with remediating soil contamination.

Minneapolis — Greenway Terrace – II
Grant award — \$13,500

The project's 0.4-acre site was most recently used for truck and equipment storage. The project was previously funded by TBRA with \$161,430 for soil remediation, but additional soil contamination has been found, so this is a supplemental request. Hennepin County has provided \$32,740 in funds for the project. The cost of soil clean up, in addition to the previously funded

grant for clean up, is \$194,170. The request of \$28,010 is substantially less than the additional amount because the developer has been able to achieve some cost savings in the development including lower than expected costs to install utilities. The redevelopment will be a 3-story, 26-unit condominium building. Grant funds are to be used to remediate the additional soil contamination that was discovered as the previously funded soil remediation work was being implemented.

Minneapolis — Hiawatha Business Center
Grant award — \$168,200

The City of Minneapolis sought TBRA funding for soil remediation assistance at this five-acre parcel located at East 28th and Hiawatha. The site, also known as Arsenic Triangle, is proposed to be redeveloped into a 60,200 square-foot multi-tenant industrial building. The site was cleaned-up to a certain level, or standard, by the responsible party. This request is to remediate the site further, specifically in utility corridors, to allow for industrial use. Contaminants of concern include arsenic, lead and petroleum related. The city has also requested cleanup funding from Hennepin County. TBRA funds will be utilized for costs associated with soil remediation.

Minneapolis — Humboldt Industrial Park
Grant award — \$207,000

The 10-acre site is located at 2601 49th Avenue North. The site is currently vacant land owned by the CP Railroad. Identified contamination includes petroleum DROs, Semi-VOC/PAHs and pesticides. The proposed end use is a 125,000 square-foot single-story office/warehouse building. Grant funds are to be used for soil and groundwater cleanup and for MPCA oversight and reporting directly related to the soil and groundwater cleanup.

Minneapolis — Midtown Exchange – II (formerly known as Sears)
Grant award — \$243,000

The Sears regional retail, catalog and distribution center has been vacant since 1994. It is currently being renovated as mixed-use development known as the Midtown Exchange. The fully completed project is projected to have 409,000 square feet of office space occupied by Allina Health System, 89 condominiums (22 affordable), 219 apartments (178 affordable), a 73,000 square foot global market, a 1,582 stall parking ramp and 330 surface parking spaces. The larger site also includes a new 136 room Sheraton Hotel and 57 new town home/flats (15 affordable). The original clean up budget was \$2,535,000. The project has since encountered clean up cost overruns for lead-based paint and asbestos of \$938,000. In October 2005, the City Council's Community Development Committee rated this project as its number one TBRA request. Funds are to be used to abate the additional lead-based paint and asbestos contamination that was discovered as previously funded abatement was being implemented.

Minneapolis — Nicollet Avenue and 38th Street
Grant award — \$221,400

The half-acre site is located on the southwest corner of 38th Street and Nicollet Avenue. Currently two vacant buildings are located on the property. It has been used for commercial purposes since the original building was built in 1922. Uses have included a dry cleaner and a gas station and most recently a vending machine company. Contamination includes both chlorinated and nonchlorinated VOCs, DROs and GROs, low concentrations of metals, lead-based paint and

asbestos. The proposed redevelopment would restore the two-story 1922 building with approximately 12,000 square feet of retail and office space. The more recent addition to the building would be removed and replaced with 40 new ownership condominiums and 64 covered parking spaces. The housing units would include eight units affordable long-term to buyers at or below 50% average median income. Grant funds are to be used for additional PCA-requested testing, building demolition, asbestos abatement, soil remediation, vapor barrier installation, and PCA oversight/reporting.

Minneapolis — Park Avenue Lofts
Grant award — \$419,000

The city of Minneapolis applied for TBRA funding to assist with soil remediation for a 5.35-acre parcel located at Park Avenue between Washington Avenue South and 2nd Street. The site is part of the former Milwaukee Road Depot property and is contaminated with metals, petroleum-related compounds, volatile organic compounds, and polynuclear aromatic hydrocarbons. The redevelopment plan proposes underground parking with 28 condominium units. TBRA funds will be used for costs associated with soil remediation.

Minneapolis — 2030 Riverside Avenue/Jimmie John's
Grant award — \$8,904

The city of Minneapolis sought TBRA funding for asbestos and lead abatement at 2037 Riverside Avenue/Jimmie John's. Funding was requested to allow reuse of a building to support a Jimmie John's Gourmet Sandwiches store. TBRA funds will be used for the abatement of asbestos containing materials and lead based paint.

Minneapolis — 714-718 Washington Avenue North
Grant award — \$275,000

The 0.5-acre site is located at 714 -718 Washington Avenue North. The existing 106,000 square-foot, six-story warehouse on the site was constructed in the early 1920s for the Johnson Nut Company. The building had a number of food warehouse uses until the 1970s when it was converted to a multi-tenant building. Some of the contamination is related to activities of Printer Services Inc. with the rest being associated with asbestos related to the original heating system, including pipe wrapping. There is some soil contamination by the former railroad loading area. The building is proposed to be upgraded to today's standards for a mixed used complex. It will contain approximately 30% neighborhood service/retail, 40% commercial services and 30% live/work units (24 units). Eight of the live/work units will be affordable to people at 80% of the area median income. The subbasement will be used for self storage and the basement will be used for parking. All of the space is to be owner occupied with the building managed by an association. Grant funds are to be used for the asbestos survey of the building (investigation), asbestos abatement design (plan), asbestos abatement, and contamination monitoring (air sampling).

Minneapolis — Washington Court Apartments
Grant award — \$200,000

The 1.7-acre site is located at 2101 Washington Street Northeast. The property was purchased from St. John's Evangelical Church in April 2005. The church acquired the property in 1990 to

build a school, but then discovered significant contamination problems that made the property unsuitable for a school. The property is currently vacant. Up to 20 feet of fill have been added to the site. Contaminants existing in the fill include PAHs on part of the site and lead in a western portion of the property. The proposed development is a 38 unit apartment building with underground parking. It is to be marketed to low to moderate income wage earners at 50 to 60% of the area median income. Grant funds are to be used for soil and groundwater remediation, post-remediation testing and RAP implementation and oversight.

Mound — Lost Lake Dump/Maxwell Property

Grant award — \$598,000

The city of Mound requested cleanup funding to assist with the Lost Lake Dump/Maxwell Property site that is a 4.3-acre site located at 5385 and 5377 Shoreline Drive. The site is a former city dump that contains a variety of materials, including general waste and building and plant material from a tornado. The proposed redevelopment plan includes market rate ownership housing and a small commercial component. This project received a LCDA grant in fall 2004. TBRA funds will be used as part of the match to a DEED grant request for removing the dump materials and preparing the site for redevelopment. Eligible reimbursable expenses include investigation and RAP development, earth work to remove contaminated materials, a sheetpile wall to support excavation & dewatering, transportation and offsite disposal, groundwater treatment and disposal, a vapor mitigation system, replacement backfill, and engineering and project oversight.

Ramsey — Former St. Paul Terminals

Grant award — \$488,479

The city of Ramsey applied for cleanup funding for the Former St. Paul Terminals site, which is a 1.5-acre site located at 14050 Basalt Street NW. The site has a history of metals recycling, and is presently vacant with a single abandoned building and a substantial amount of debris. Contaminants of concern include polychlorinated biphenyls, polyaromatic hydrocarbons, diesel and gasoline range organics, and volatile organic compounds. The site plans to support an industrial use. An existing, viable responsible party is responsible for about \$80,000 worth of cleanup costs. TBRA funds may be used for demolition associated with accessing contamination, soil remediation, asbestos abatement and groundwater remediation, if necessary.

Roseville — Twin Lakes

Grant award — \$692,200

The 45.5-acre site is located at Cleveland Avenue and County Road C. It is part of a larger proposed 175-acre redevelopment. The city's request was for Stage 1/Phase 1. Historical use of the property was for trucking terminals and associated vehicle maintenance, including a gas station. Most of the contamination is petroleum related -DROs, GROs, naphthalene etc. In addition, various chlorinated VOCs have been identified. The project is part of a larger project that is proposed to have 246,000 square feet of commercial service and retail plus 540 units of multi-family ownership housing (240 of the units are affordable - 44% of all the units). The project can get underway with the level of funding provided. TBRA funding will be used for additional investigation and related environmental management and testing, soil remediation and associated dewatering, and a vapor barrier.

St. Louis Park — National Lead Site**Grant award — \$800,000**

The city of St. Louis Park applied for TBRA funding to assist with cleanup-associated costs at the National lead site, an 11.6-acre site located at 7003 Lake Street West. The National Lead/Golden Auto site is a former superfund site with numerous contaminants. TBRA funds will be used as a match to a DEED grant for soil remediation and some demolition costs. The redevelopment plan proposes a 99,000 square foot industrial building. A significant amount of Hennepin County and other cleanup funds are also requested for this site. TBRA funds can be used for DEED eligible costs in addition to acquisition, which is eligible under DEED statutes.

St. Paul — Carlton Place Lofts**Grant award — \$238,058**

The city of St. Paul requested cleanup assistance for the proposed Carleton Place Lofts, located at 2285-2309 University Avenue. The funding was requested to abate asbestos and lead-based paint and address four underground storage tanks, petroleum impacted soil and contaminated ground water. The request is to support the first phase of a two-phase redevelopment. This phase will provide 170 new units of housing. The city has also requested cleanup funding from Ramsey County. TBRA funds may be used for costs associated with removal of underground storage tanks and associated contamination of soil and groundwater. In addition, asbestos and lead-based paint abatement is eligible.

St. Paul — Globe Building**Grant award — \$600,000**

The approximately six-acre site is located at 1107-1147, 1120 and 1130 East 7th Street. The majority of the site is within the Phalen Corridor Industrial Development District which has experienced significant redevelopment. The original building on the larger parcel on the north side of 7th Street was constructed in 1865 for the St. Paul Plow Works. It has had numerous modifications, additions and uses over the subsequent years which result in the currently deteriorated 90,000 square-foot main building. The east end of the parcel was formerly used as a city street car maintenance facility. A small office building and parking are located on two small parcels on the south side of 7th Street. The site has been used most recently as a tar paper and shingle plant but has been shut down since 2000. The site has a history of contaminated releases into the city storm sewer system with resulting negative impacts on Swede Hollow Creek. The St. Paul Port Authority recently purchased the property at a bankruptcy auction. Numerous contaminants have been identified on the site including DROs, GROs, PAHs, petroleum based VOCs, lead, mercury and buried solid waste/debris. The site is known to have twenty fuel storage tanks still existing (both above and below ground). The two parcels on the south side of 7th Street have some limited building contamination. The Port Authority plans to clean up the site and market it for office/warehouse development with an estimated new building size of 84,000 square feet. The two smaller parcels would likely be for mixed use redevelopment. Grant funds are to be used for soil and groundwater remediation, removal of hazardous wastes in the building, including asbestos and lead paint contamination, solid waste buried on site and identified in the RAP as needing to be removed, RAP implementation oversight and building demolition.

St. Paul — Old Swedish Bank/965 Payne Avenue
Grant award — \$79,300

The 0.5-acre site is located at 965 Payne Avenue. The building was built in 1923 as a bank with doctors' offices on the 3rd floor. It operated that way until 1959 and has had various uses since then. It has been vacant since 2002. The building has asbestos and lead-based paint throughout that need abatement. The grant funds would be used to clean up the contamination in the building so that it can be renovated and rented out to local businesses. In 1999 the Metropolitan Council awarded a \$750,000 LCDA grant for the Main Street on Payne Avenue project; \$300,000 of those funds was used to acquire this building. There have been repeated attempts since then to get the building privately renovated. City staff thinks that the current improved market conditions, along with the private and public funds that they are raising, including TBRA funds, will enable them to successfully renovate and lease the building. Eight prospective businesses have executed letters of interest to lease space in the building. Grant funds are to be used for lead-based paint and asbestos abatement and associated project management fees directly related to conducting the abatement.

St. Paul — River Park Lofts
Grant award — \$79,800

The one-acre site is located at 245 East 6th Street. The site currently includes the Park Square building, the Fire Barn building and 40% of the adjacent parking ramp. Park Square and the fire barn have been vacant since 2002. The parking ramp is in current operation. Elevated concentrations of petroleum hydrocarbons, chlorinated VOCs and inorganic metals have been detected in the soil and/or groundwater below the site near the loading dock and parking ramp. Lead-based paint and asbestos have been identified in the Park Square building. The proposed redevelopment would convert the building into 122 condominium living units and rehabilitate 12,000 square feet of the parking garage (40%). Fifteen units are to be affordable at 80% AMI - \$193,700 (12.5% of the total units). Grant funds are to be used to remediate soil and groundwater contamination, installation of a venting system and PCA-required monitoring and reporting.

St. Paul — Salvation Army Booth-Brown House
Grant award — \$136,100

The Booth-Brown House is located at 1471 Como Avenue. In 1913 the Salvation Army acquired the site and built the Landmark Building. In 1968 the East Wing was added. It was operated as a maternity hospital from the time it was built until 1971. It has served a variety of social service needs since that time. Since 2000, the focus of the program has been on serving homeless youth. Parts of the building have been renovated with the asbestos and lead-based paint in those areas addressed at that time. This proposed renovation would include asbestos and lead-based paint abatement on the 3rd and 4th floors of the Landmark Building. It would also include the basement below the East Wing where the boiler and incinerator are located. This renovation would allow the Salvation Army to expand and provide improved housing and other services to homeless youth. The Minnesota Housing Finance Agency recently awarded the project a \$550,000 capital grant along with a \$225,000 three-year operation grant. The property is owned by a non-profit organization and therefore does not pay property taxes. Grant funds are to be used for lead-based paint and asbestos abatement including disposal of two furnaces, water heater expansion tanks and an incinerator, and air quality monitoring related to abatement.

St. Paul — Shalom Home
Grant award — \$150,000

The 3-acre site is located on West Seventh Street at Otto Avenue. It is part of the larger River Bluff project. The site was formerly a petroleum bulk storage facility and gasoline station/auto sales facility. Shalom Community Alliance is proposing senior housing, including 45 units of independent senior rentals (all 45 units are to be affordable), 69 units of assisted living and a 90 bed nursing home (15 units are to be affordable). Shalom Home Alliance currently has a campus at Snelling Avenue and Midway Parkway in St. Paul. That site has no room for expansion. It may be redeveloped by Shalom Home Alliance or sold for redevelopment. Grant funds are to be used to install vapor barriers for the buildings within the Shalom Home development to ensure the safety of residential development.

South St. Paul — Armour Gates
Grant award — \$90,900

The 4-acre site is located at 400 Hardman Avenue South. The site was formerly part of an animal processing facility that has been removed. The contamination includes petroleum impacts at various depths, scattered pockets of arsenic, organic vapors and methane vapors. The site also showed minor groundwater contamination by petroleum and PAHs. The proposed redevelopment is for single level office/warehouses. The site includes the two historic former gate houses to the Armour Plant. The city has worked hard to find a developer that was willing to accommodate the historic gate houses. The project proposes to move the gate houses from their historic site and relocate them as an entrance feature of the proposed new development. Funding is a 13% match to a DEED request. Funding is to be used for some additional investigation costs, soil remediation, RAP/DRAP implementation, methane mitigation and groundwater monitoring.

Livable Communities Demonstration Account Grants

Anoka – Anoka North Central Business District
Development Grant award - \$1,000,000

This project includes a downtown infill redevelopment site that the City of Anoka has largely assembled over the past 13 years. The project goals for Phase I of North Central Business District development include several public infrastructure elements that will be necessary to move the development forward. Through the development of a public parking ramp in Phase I, the City of Anoka will: consolidate three existing surface lots with a centrally located, easy to use parking structure; improve access for existing businesses and future retail and commercial development; promote pedestrian circulation and encourage walking, biking, and transit use; redevelop underutilized and inappropriate urban core uses; and remove undesirable riverfront uses. Funds will be go toward construction of a 260-stall public parking structure.

Apple Valley – Central Village – Legacy Park North
Development Grant award - \$425,000

The Central Village project, which includes Legacy Park North, represents the next step in the evolution of downtown Apple Valley through the creation of a compact mixed-use development

that will provide multi-story, multi-use buildings with minimal setbacks and street orientation. Central Village will complement, as well as supplement, the existing downtown Apple Valley by providing another commercial and residential component to an already vibrant and successful area by incorporating the following components: construction of a variety of multi-housing products; creation of a walkable neighborhood environment; use of urban design techniques; use of innovative stormwater practices; development of a network green spaces and recreational resources; and development of cost-effective parking strategies. Grant funds will be used for a recreation water feature (splash pad), waterfalls/entry feature and playground equipment.

**Bloomington – Bloomington Central Station TOD
Development Grant award - \$2,200,000**

The development will include a 500+ room hotel, 1,100 units of new "for sale" housing (goal of 10-20% affordable units), 550,000 sq. ft. of renovated office space (new headquarters of the HealthPartners workforce) and over 1,500,000 sq. ft. of proposed new office/ retail space all on a 45+ acre site. The site is within two minutes of the Mall of America and the Minneapolis St. Paul Airport. The project design preserves open space on the site and includes numerous pedestrian linkages, plazas, underground parking, innovative stormwater treatment areas and extensive landscaping elements. The project, when completed, will include 7,000 employees and up to 2,000 residents at the site. One Hiawatha LRT station is located at the center of the site while another station (28th Street Station) will be incorporated into the overall plan and a third proposed station (American Boulevard Station) is on the edge of the project site. Grant funds will be used for the construction of Central Station Park in the heart of the development adjacent to the LRT station: a security lighting system, water features, landscaping, concrete pavers, and retaining walls.

**Chaska – Sinclair
Development Grant award - \$965,000**

This project will complete the Clover Ridge development area (a compact, mixed-use, pedestrian and transit-oriented residential neighborhood) with the construction of the neighborhood center mixed-use building, public plaza, park and streetscape that make up the northeast corner of the neighborhood core area. The Sinclair will incorporate 10,000-15,000 square feet of commercial space, beneath 117 permanently affordable rental housing units. The project will help the city achieve its objective of creating an identifiable neighborhood center. Aside from the accessory units, this project will introduce the missing rental housing element into the neighborhood. Funds will partially fund construction of a 185-stall private underground parking structure for the rental housing, urban plaza improvements, streetscape improvements in front of commercial space, and a 3.47-acre neighborhood park/playground.

**Columbia Heights – Huset Parkway
Development Grant award - \$580,147**

The City of Columbia Heights is redeveloping a very blighted 30-acre industrial area. The entire area will be completely razed and cleaned of contamination, and replaced with 548 new for-sale homes and approximately 12,000 square feet of commercial space. Construction will occur in three phases beginning in 2005 and ending in 2010. This redevelopment site is adjacent to the city's 30-acre Huset Park. Important components of this redevelopment project are the parkway

and pond improvements. These components will integrate and connect the new homes to Huset Park, as well as act as an amenity to help maintain and preserve the \$125,000,000 of new residential and commercial market value. Funds will be used for public parkway and supporting infrastructure: walking trails, sidewalks, landscaping and pedestrian lighting.

Minneapolis – Heritage Park - V

Development Grant award - \$1,000,000

Heritage Park objectives are to reconstruct an area formerly containing four public housing developments (with 770 units) into a stable, mixed income, mixed density, culturally diverse, high amenity urban neighborhood with 900 new housing units (440 rental, 360 for sale, and 100 elderly public housing units), reconnecting this once isolated neighborhood with adjacent communities, jobs, schools, gathering places and services. This grant request is for phase III/IV of the project to complete Van White Memorial Boulevard tying in with Glenwood & Plymouth Avenue N., with pedestrian paths, lighting, and landscaping. Funds will be used for site preparation, modification of utilities to street alignment, construction, parking, a tot lot, streetscape and sidewalks.

Minneapolis – Midtown Exchange Condos on the Greenway

Development Grant award - \$600,000

This is a 57-unit condominium project, being done as part of the over-arching Midtown Exchange campus project located at the site of the former Sears building at Lake Street and Chicago Avenue in South Minneapolis. The Midtown Exchange campus is designed as a transit oriented development with a concentrated mix of uses and links to public transportation, jobs, shopping, housing, and entertainment. The Greenway Condos project complements and completes the Midtown Exchange development by providing a much-needed workforce homeownership component to the larger project. Funds will be used to build 60 underground private parking stalls for condos in a ramp that is integrated into and serves the entire Midtown Exchange.

Minneapolis – Ripley Gardens

Development Grant award - \$450,000

The project will redevelop the site of the former Ripley Maternity Hospital in the Harrison Neighborhood of Minneapolis. The proposed redevelopment, called Ripley Gardens, combines the rehabilitation and re-use of three existing historic buildings with the construction of three new buildings that will provide a variety of housing types and sizes. Ripley Gardens will be a mixed-income development containing rental and home-ownership opportunities for households at very low-, low-, moderate- and median-income levels. The two-level garage will provide 45 underground spaces for the rental portion of the development. The site plan also includes extensive pedestrian paths, with pedestrian-level lighting, a tot-lot for children, and substantial green space along Glenwood Avenue. Grant funds will be used for the construction of 45 private underground parking stalls for residential rental units.

St. Paul – Chestnut Plaza

Development Grant award - \$400,000

This project will build Chestnut Plaza, a signature public space, which is the final, pivotal piece of the Upper Landing Urban Village. The Plaza will be the “keystone” that ties together the new neighborhood, the Mississippi River, Shepard Road (Saint Paul’s designated Great River Road), Samuel Morgan Regional (pedestrian / bicycle) Trail, the historic Sack / Head House redevelopment and Upper Landing Park (east of Chestnut Plaza), downtown St. Paul, the Science Museum of Minnesota / National Park Service complex, historic Irvine Park and West 7th Street. Located at the intersection of Shepard Road and Eagle Parkway, a plaza fountain will terminate the view corridor from the Cathedral to the River. The fountain will also visually align with views from Harriet Island Regional Park to the Cathedral. Grant funds will be used for steps and seating from the regional trail to the plaza, steps and seating from the plaza to block one housing, and for a fountain/vertical element.

St. Paul – Victoria Park

Development Grant award - \$798,439

Victoria Park is a new mixed-use urban village that will eventually replace a 65-acre brownfield between W. 7th Street and the Mississippi River at Otto Avenue. When completed, Victoria Park will contain nearly 850 housing units and a small amount of commercial space along a major transit corridor. Victoria Park will be a pedestrian-friendly, transit-oriented community that provides a range of housing types and prices; a new neighborhood park; a system of connected neighborhood streets for bicycles, pedestrians and cars; and an improved connection to the Mississippi River. Redevelopment of the site will reweave the urban fabric and reconnect a portion of the community to its neighbors. Grant funds will be used for the construction of 96 private underground parking stalls for condominium units in the Hathaway Building, a key first building in the project.

Local Housing Incentives Account Grants

Chanhassen – Gateway Place

Grant award - \$300,000

The proposal involves the new construction of a three-story elevator building with underground parking in Chanhassen. The development will provide 48 housing tax credit units of general occupancy housing. The site location currently has a rural feel to it, but is within a few miles of Chanhassen's main commercial node on Highway 5, with access to services, retail, city offices, recreation and entertainment. The development will be located at the same interchange as the new Southwest Transit Station. The project consists of 6 one-bedroom, 27 two-bedroom and 15 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$38,500 for a family of four). Rents (including utilities) will range from \$721 to \$1,001. The project will also be recommended to receive Section 8 vouchers for project-based rental assistance through the Metro HRA later this year.

Hastings – West Village Townhomes
Grant award - \$125,000

The proposal is to build a new 21-unit family townhome development located on the western edge of Hastings, in a rapidly expanding area of the city. The development will serve working families. The site is well situated to a local employment base, schools, daycare, shopping opportunities and regional recreational facilities. The project consists of 11 two-bedroom and 10 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$38,500 for a family of four). Rents (including utilities) will range from \$666 to \$736. The development will be owned and managed by the Dakota County Community Development Agency (CDA). In addition to LHIA funds, the CDA is contributing a federal HOPE Loan, First Mortgage, and Low-Income Housing Tax Credits. The grant award is the final financial piece needed to commence the development.

Minneapolis – Village in Phillips Phase II
Grant award - \$150,000

Funds are being requested for gap financing for 36 owner-occupied condominium units in the Village in Phillips Phase II in Minneapolis. Phase I of this development was partially funded with MHFA funds in 2001 and is nearing completion. Phase II received partial MHFA funding in 2004, and will include 36 affordable housing units, plus 2,760 square feet of commercial space that will be used for a small restaurant or coffee shop. The total project consists of 6 one-bedroom, 20 two-bedroom and 10 three-bedroom units. Eight of the units will be marketed to households with incomes 50 percent or less of the area median income (\$38,500 for a family of four), 8 units will be marketed to households with incomes at 50 to 80 percent, and the remaining 20 units will be marketed to households with incomes between 80 and 115 percent. Anticipated sales prices will range from \$139,500 to \$196,000, with an average selling price of approximately \$172,500. The grant of \$150,000 in LHIA funds will be used as an affordability subsidy for the eight units to be marketed to households with incomes between 50-80 percent of the area median income. The LHIA funds will be matched by a \$275,600 contribution from Hennepin County. The City and Powderhorn Residents Group are partnering with the City of Lakes Community Land Trust (CLCLT) and Twin Cities Habitat for Humanity. The eight LHIA-funded units will be placed in the CLCLT and remain permanently affordable to buyers under 80 percent of the area median income.

Minnetonka – West Hennepin Affordable Housing Land Trust – IV
Grant award - \$175,000

Funds were awarded to the West Hennepin Affordable Housing Land Trust (WHAHLT), also known as Homes Within Reach (HWR), to provide gap dollars that will assist it in making units affordable to low- and moderate-income homebuyers in suburban Hennepin County communities. WHAHLT indicates that units may be purchased to be resold to qualifying families in any of the following cities in western Hennepin County: Eden Prairie, Golden Valley, Hopkins, Minnetonka, St. Louis Park, and Wayzata. MHFA and the Council will contribute enough gap assistance to help WHAHLT purchase, rehabilitate and resell six homes. The City of Minnetonka has committed to contributing \$200,000 to the original proposal, the City of Wayzata is contributing \$100,000, and other smaller contributions have been made by other parties. WHAHLT will purchase homes for \$190,000-\$210,000, do minor rehabilitation work, and sell them to households with incomes between 60 and 80 percent of area median income (\$46,200 to \$61,600 for a family of four). WHAHLT will enter into a ground lease agreement with the

buyers so that, as owners of the land on which the home is built, the land trust will retain ownership and the ability to keep constant the land portion of the properties' value if resale to a future buyer occurs.

Oakdale – Two Rivers Community Land Trust – III
Grant award - \$150,000

The Two Rivers Community Land Trust (CLT) sought funding to provide value and affordability gap assistance to acquire, rehabilitate and sell up to six single-family homes in Bayport, Cottage Grove, Lakeland, Newport, Oakdale, St. Paul Park and Stillwater to families with incomes at 60 to 80 percent of area median income (\$46,200 to \$61,600 for a family of four). Because Lakeland is not currently a participant in the LCA Local Housing Incentives Program, the CLT has agreed that funds may not be used in that community. The Council and MHFA will contribute a total of \$195,000, matching a \$150,000 contribution from the city of Oakdale and as much as \$300,000 from Washington County HOME and CDBG funds to enable the CLT to buy up to six homes. The homes will be sold for their improved appraised value minus the land value, thus making them affordable to low- and moderate-income families. The CLT will own the land; the family will own the home. In its past programs, the CLT has allowed the original CLT home buyer to keep 25 percent of the increased value of the home, not including the value of the land, plus their original purchase amount upon resale to another CLT qualified family.

Plymouth – Vicksburg Commons
Grant award - \$300,000

This grant involves the new construction of a 50-unit townhome development in Plymouth. The proposed development is part of a 200+ acre planned community that has been approved by the Plymouth City Council. The site is located on six acres of agricultural and pasture land, that has been zoned a PUD, along the northern edge of the city. The development will be adjacent to planned commercial uses and already has good access to schools, social services and recreational opportunities. The project consists of 4 one-bedroom, 21 two-bedroom and 25 three-bedroom units. The 4 one-bedroom units will house persons experiencing long-term homelessness. Eleven of the units will be affordable to households at 30 percent of the area median income. The remaining 35 units will be affordable to households at 50 percent of area median income. Rents (including utilities) will range from \$217 to \$1001. In addition to Council and MHFA funding and tax credits, the project will also receive a local employer's contribution of \$10,000.

St. Paul – Hazelwood Terrace
Grant award - \$150,000

This project will complete the acquisition/rehabilitation on the last phase of a four-phase development in the Ames Lake Neighborhood of St. Paul. Phase 4 will provide for the substantial renovation of the last nine buildings slated for redevelopment, including 99 units. The neighborhood previously consisted of three square blocks of similar-looking rundown buildings suffering from overcrowding, physical and economic isolation, inadequate management and maintenance, and degraded common spaces. The city and its partners have obtained control of the property, formed a strategic group to plan solutions incorporating the geographically isolated housing into the neighborhood through the creation of a new boulevard, extensive exterior and interior renovations, and single ownership/management of all buildings. The project consists of 36 one-bedroom, 54 two-bedroom and 9 three-bedroom units. Twenty of the units will be affordable to households at or below 50 percent of the area median income, with 10 of those units

available to households at 30 percent of area median income. Sixty-one units will be affordable to households at 60 percent of area median income, and 18 of the units will be market rate. Rents (including utilities) will range from \$420 to \$981. The Council's LHIA funds will be matched by \$3 million in St. Paul CDBG funds.

Woodbury – Water's Edge Townhomes Grant award - \$300,000

Grant funds will assist with the new construction of a 41-unit townhome development in a rapidly expanding area in northeastern Woodbury. The development has strong city and county support, and is ready to proceed as soon as financing is in place. The site is in close proximity to retail and service businesses, and makes use of the existing utilities. The project consists of 20 two-bedroom and 21 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$38,500 for a family of four). Rents (including utilities) will range from \$864 to \$996. Washington County HRA will be contributing \$150,000 to the project. The project will also be recommended to receive Section 8 vouchers for project-based rental assistance through the Metro HRA later this year.

Effectiveness in Meeting Council Policies and Goals

Projects funded through the **Tax Base Revitalization Account** will foster increased reinvestment and infill, and help clean up the environment and protect water quality in the region's urban communities. During 2005, the TBRA awarded grants to help with cleanup and reuse of a total of 140 acres of brownfields in the cities of Blaine, Brooklyn Park, Columbia Heights, Hopkins, Minneapolis, Mound, Ramsey, Roseville, St. Louis Park, St. Paul, and South St. Paul. These economic development projects are expected to provide 2,027 new or retained jobs paying an average hourly wage of \$12.79. A \$12.7 million increase in net tax capacity is anticipated from these cleanup projects, and they involve almost \$628 million in private investment.

Livable Communities Demonstration Account (LCDA) funds support regional growth strategies promoting development and redevelopment that make better use of urban lands, improve jobs-housing-transportation connections, and expand affordable and lifecycle housing choices in the region. LCDA funds encourage land use patterns that link public infrastructure with housing, jobs and services to meet community-identified needs. Funded projects offer replicable examples of how land and services can be used more efficiently. As other communities see the success of completed projects, interest in the fund as a source for community development efforts throughout the region has increased annually. LCDA funds are being used to revitalize older communities and to establish new neighborhoods in developing communities. Projects serve as destinations for daily activities, such as work, errands, shopping and entertainment. Funded project elements have included land acquisition, street infrastructure, pedestrian connections and structured parking to support additional density. Funding is a catalyst that enables developers to implement new development ideas that expand the options available in the market in many communities.

Local Housing Incentives Account grants have helped produce new and rehabilitated affordable rental and homeownership housing in 50 communities in the region, promoting the Council's policy to expand and preserve lifecycle and affordable housing options to meet changing demographic trends and market preferences, and to support the region's economic competitiveness. During 2005, six communities and two multi-city land trusts received funds. Funded projects include 160 new rental units, 99 rehabilitated rental units and 20 ownership units, both new and rehabilitated for resale. One-hundred-forty-five of the new rental units will be affordable to households at 50 percent of area median income (\$38,500 for a

family of four). Eleven units will be affordable to families at 30 percent of area median income (\$23,100 for a family of four), and four units will be available to serve the long-term homeless.

Of the rehabilitated rental units, 20 will be affordable to households at 50 percent of area median income, with ten of those units available to households at 30 percent of area median income. Sixty-one units will be affordable to households at 60 percent of area median income, and 18 units will be market rate.

For the new ownership units, LHIA funds will assist with 20 units, 12 of which will be affordable at 60 to 80 percent of area median income (\$46,200 to \$61,600 for a family of four) and eight of which will be affordable to families at 50 to 80 percent of area median income (\$38,500 to \$61,600 for a family of four).

The high level of participation in LCA programs by the region's communities is further testimony to the value of LCA as a tool to help the Council support local initiatives consistent with regional goals. Cities throughout the region are united in their praise of what has already been accomplished and eager to apply for funding to implement more planned projects.

Demand for Tax Base Revitalization Account funding in 2005 was \$12.7 million. Only \$6.365 million was available and awarded, leaving \$6.4 million in unfunded need. The demand has been greatest in the Livable Communities Demonstration Account program. The total amount of LCDA funding requested totaled more than \$40 million in 2005, compared to \$8.918 million available (\$8.418 million awarded).

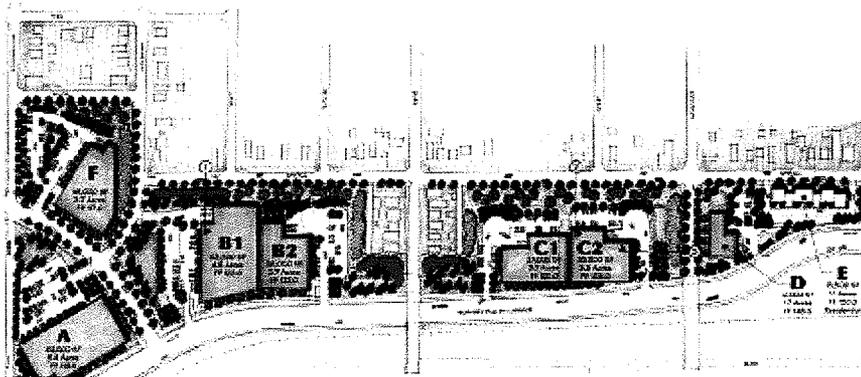
The total for LHIA funding requests is substantial also. Applications for gap financing to the Metropolitan Housing Implementation Group (MHIG) totaled \$47.7 million. All the MHIG funding partners together were able to fund \$26.1 million (including \$1.65 million from LHIA funds). The total amount of unfunded requests was \$21.6 million. With such a large unfunded need for affordable housing assistance, the approximately \$1.5 million per year available through the LHIA continues to be a small, but important, contribution to affordable housing solutions.

Appendix A

Examples of Funded Projects

The following pages provide several examples of on-the-ground projects assisted by LCA funding. The examples chosen highlight a few of the larger projects supported by several grants (in two instances, from more than one LCA account) awarded over a period of years. The results: successful developments that have positively affected not only surrounding properties, but also the entire region. Each page provides a brief project summary, but it is the photographs that convey most effectively the difference Livable Communities programs can make.

Phalen Corridor, St. Paul



Community's Goal:

The Phalen Corridor Initiative is a 10-year partnership of more than 60 government, business and community groups to clean up a large, polluted industrial area on St. Paul's East Side to attract new jobs and housing, restore and protect the area's natural environment and return the area to the thriving community it once was. The city assembled \$600 million in funding from local, regional, state, and federal governments, civic institutions, corporations, non-profit organizations, and neighborhood groups to implement community-developed strategies for job creation, workforce development, transit and transportation improvements, greenspace creation and housing development.

Use of LCA Funds:

Clean up polluted lands, acquire properties for redevelopment and to reclaim Ames Lake, and assist with the renovation of affordable housing units.

Grants:

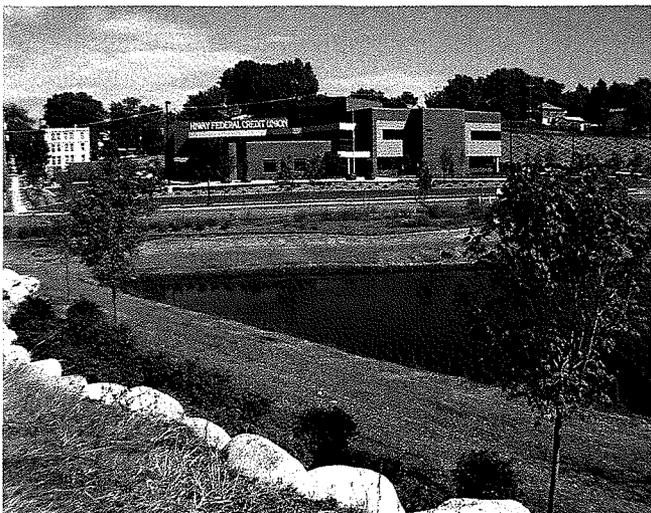
Seven Tax Base Revitalization Account awards totaling \$2,334,482

Two Livable Communities Demonstration Account awards totaling \$1,000,000

One Local Housing Incentives Account award of \$150,000

Results:

Development along the Phalen Corridor includes restored lands that have attracted two business centers and hundreds of new jobs along an improved Phalen Boulevard that links neighborhood businesses to downtown St. Paul and Interstate 35E. The Ames Lake wetland reclamation project provides greenspace and a park atmosphere in place of the former Phalen Village Shopping Center area, now home to dozens of new and renovated housing units. The Phalen Corridor project and its partners have won 18 local, regional, national and international awards in the areas of redevelopment, education, construction, land use, housing and partnership.



Midtown Exchange, Minneapolis



surrounding area.

Community's Goal:

The Midtown Exchange—ten years in the making—is one of the largest redevelopment projects in the state. When completed, the project's almost 200 new apartments and condominiums will provide affordable housing opportunities for both current residents and new residents attracted to the area. New business tenants, anchored by the headquarters of Allina Hospitals and Clinics, will provide opportunities for approximately 2000 permanent jobs. Adjacent to the Midtown Greenway and well-served by transit, Midtown Exchange will act as a catalyst for further redevelopment efforts in the

Use of LCA Funds:

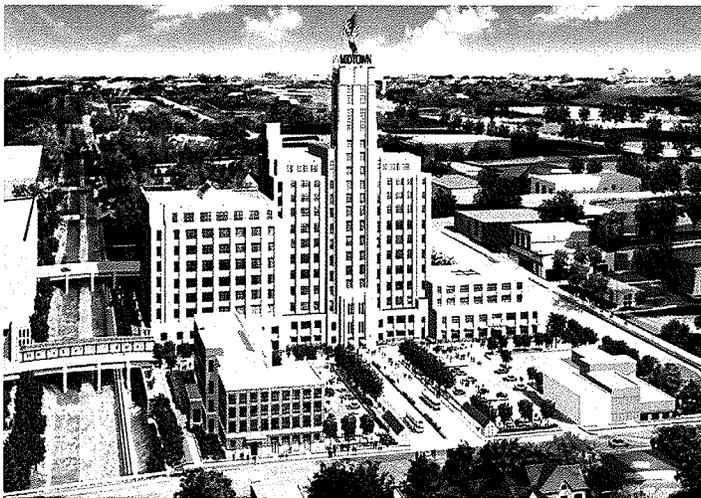
Clean up asbestos, lead paint and other contaminants from the vacant Sears building and assist with building renovation; provide value gap financing for affordable housing units; and assist with construction of structured parking for Midtown Exchange Condos.

Grants:

Five Tax Base Revitalization Account awards totaling \$5,563,314

Two Livable Communities Demonstration Account awards totaling \$1,350,000

One Inclusionary Housing Account award of \$178,700

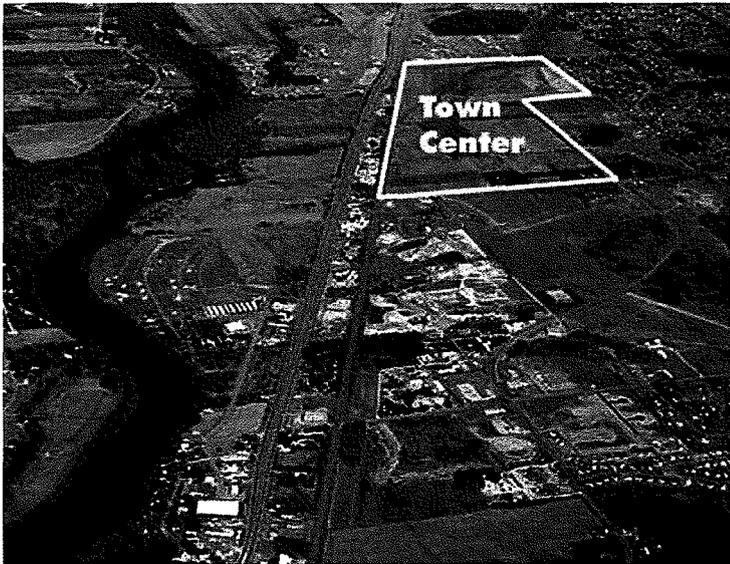


Midtown Exchange developers worked with the Midtown Greenway Coalition and others to ensure a strong connection between the Exchange and the Midtown Greenway pedestrian and bicycle corridor.

Results:

Described by a Minneapolis City Council member as “the largest contiguous redevelopment ever accomplished in the United States,” the long-vacant 1.2 million square-foot former Sears building is being transformed to a mix of uses that include a corporate headquarters, other office and commercial space, a full-service hotel, a “global marketplace” showcasing local ethnic businesses and entrepreneurs, and a range of housing that includes condominiums, rental units and, in a future phase, townhomes. Adding to the transportation options available through the project's location on a bus corridor,

Ramsey Town Center, Ramsey



Community's Goal:

Ramsey Town Center will create a distinct and identifiable downtown in an outlying suburban community where no downtown previously existed. Plans include a mix of shops, offices, light industry, a community center, health care facilities, movie theaters, green space and a variety of housing that will encourage walking and biking. A new park-and-ride lot included in the project is intended as a train stop on the proposed Northstar commuter rail line. Until the trains are running, the city will use the new park-and-ride lot as a stop for commuter busses.

Use of LCA Funds:

Assist with construction of a parking structure; a park including an amphitheater, pedestrian bridge and trails; and a major new roadway central to the project.

Grants:

Three Livable Communities Demonstration Account awards totaling \$3,373,756

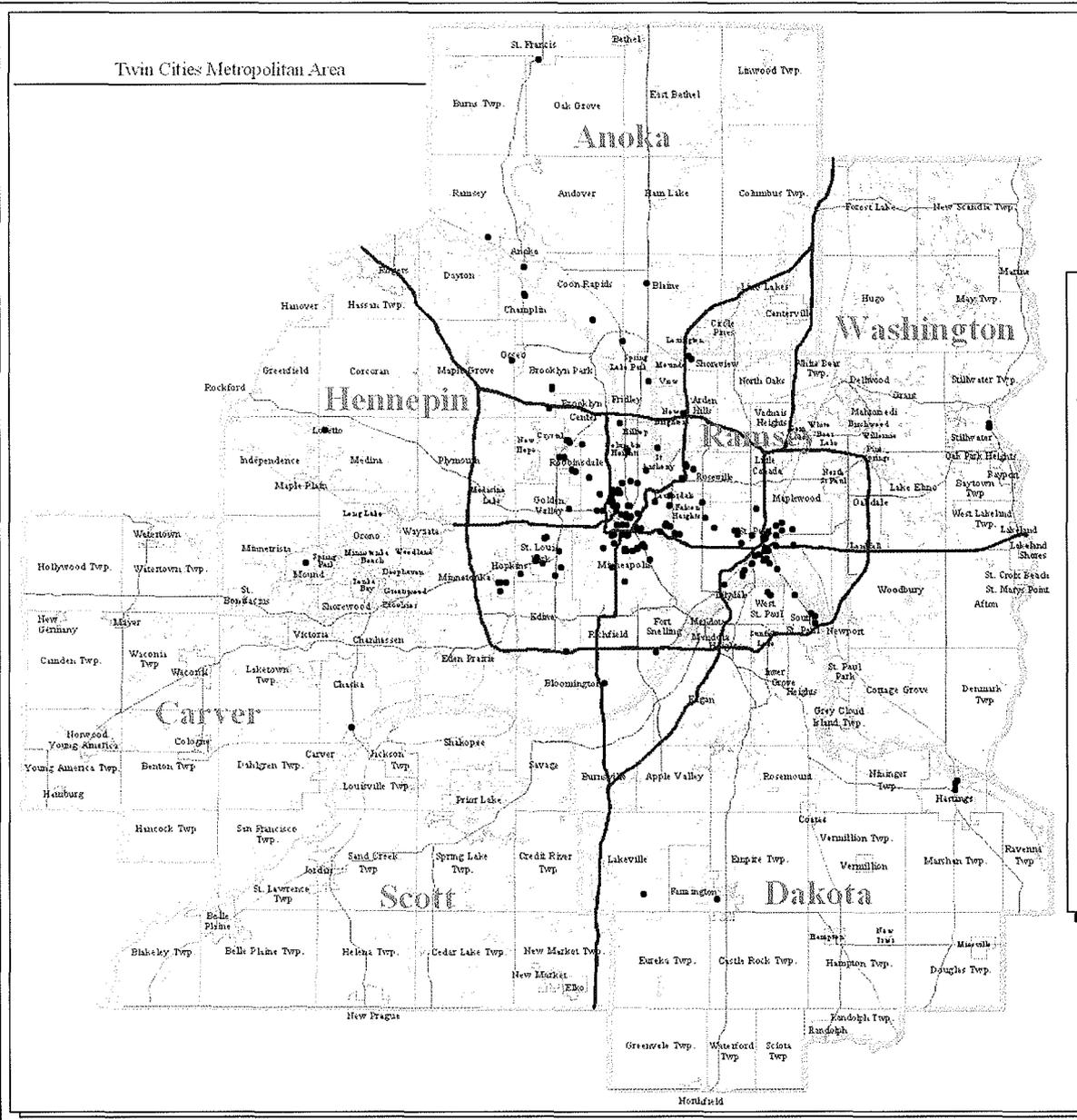


Results:

Although it will take as long as a decade for construction to be completed, Ramsey Town Center is well on its way to becoming the unique destination envisioned when community-based planning for the center began in 1998. Street and park infrastructure are in place, a charter school and the corporate offices for N. A. U. insurance are open, as well as 95,000 square-feet of commercial/retail anchored by a Coburn's Grocery. Several residential subdivisions have been approved and other office/commercial projects are underway. When complete, the 370-acre site will include over 2,800 housing units, 775,000 square-feet of commercial/retail, office and civic uses, a station for the future Northstar Commuter Rail, and 25 acres of new park land to meet residents' needs for employment, shopping, services, and housing options.

Appendix B.
Maps of Funded Projects

Twin Cities Metropolitan Area



Livable Communities

Tax Base Revitalization Account Awards

Polluted Site Clean Up Assistance

\$59.1 million in TBRA Grants

Year	Total Annual Award
1996	\$6.5 million
1997	\$8.0 million
1998	\$5.5 million
1999	\$6.2 million
2000	\$5.2 million
2001	\$5.3 million
2002	\$5.3 million
2003	\$5.1 million
2004	\$5.6 million *
2005	\$6.4 million **

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

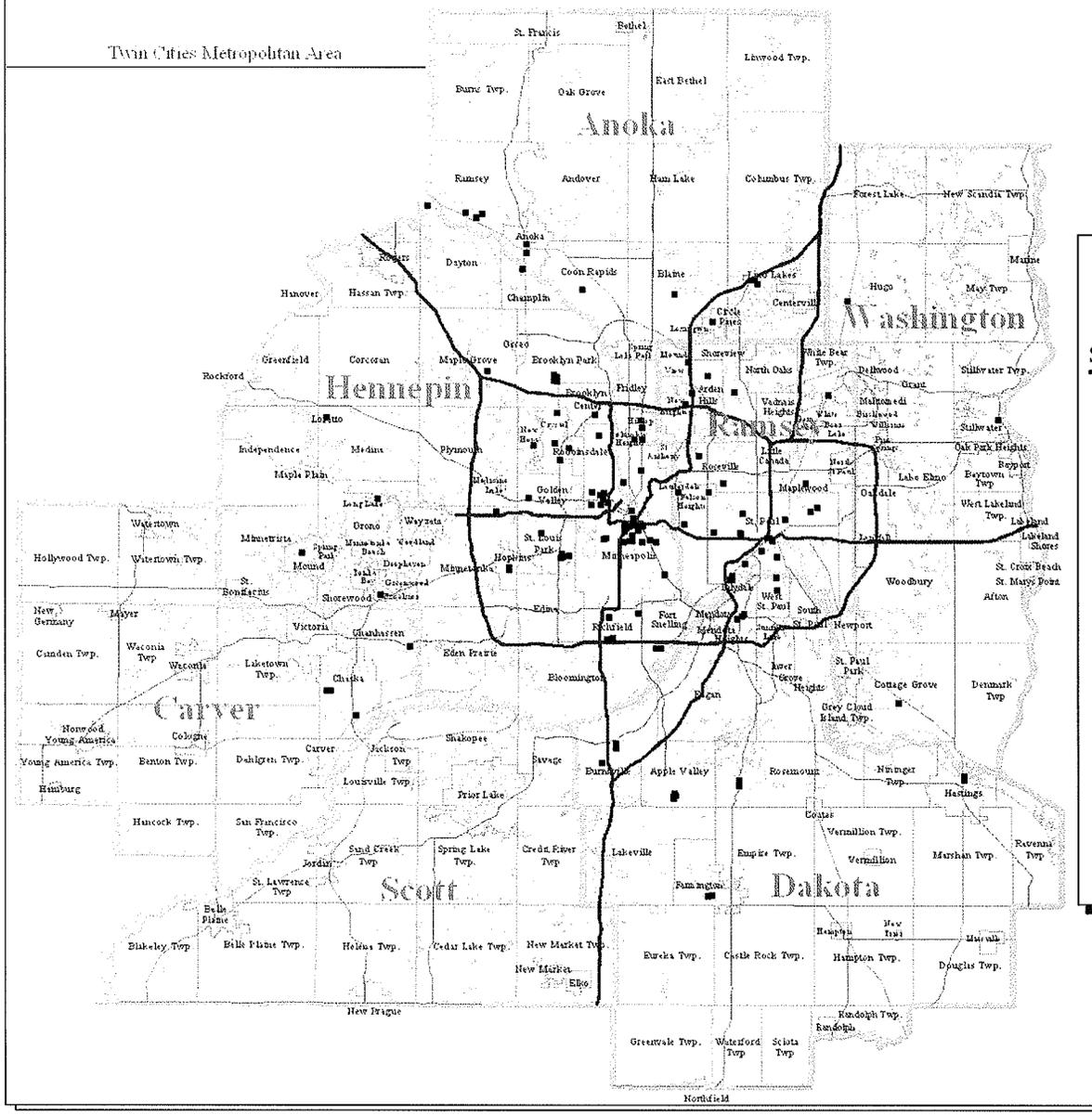
** Includes \$3.65 million of 2005 funding awarded in January 2006



Metropolitan Council

March 2006

Twin Cities Metropolitan Area



Livable Communities

Demonstration Account Awards

Community Development Assistance
\$66.0 million in LCDA Grants

Year	Total Annual Award
1996	\$4.6 million
1997	\$4.0 million
1998	\$5.0 million
1999	\$5.8 million
2000	\$6.9 million
2001	\$7.0 million
2002	\$8.8 million
2003	\$7.8 million *
2004	\$7.7 million **
2005	\$8.4 million ***

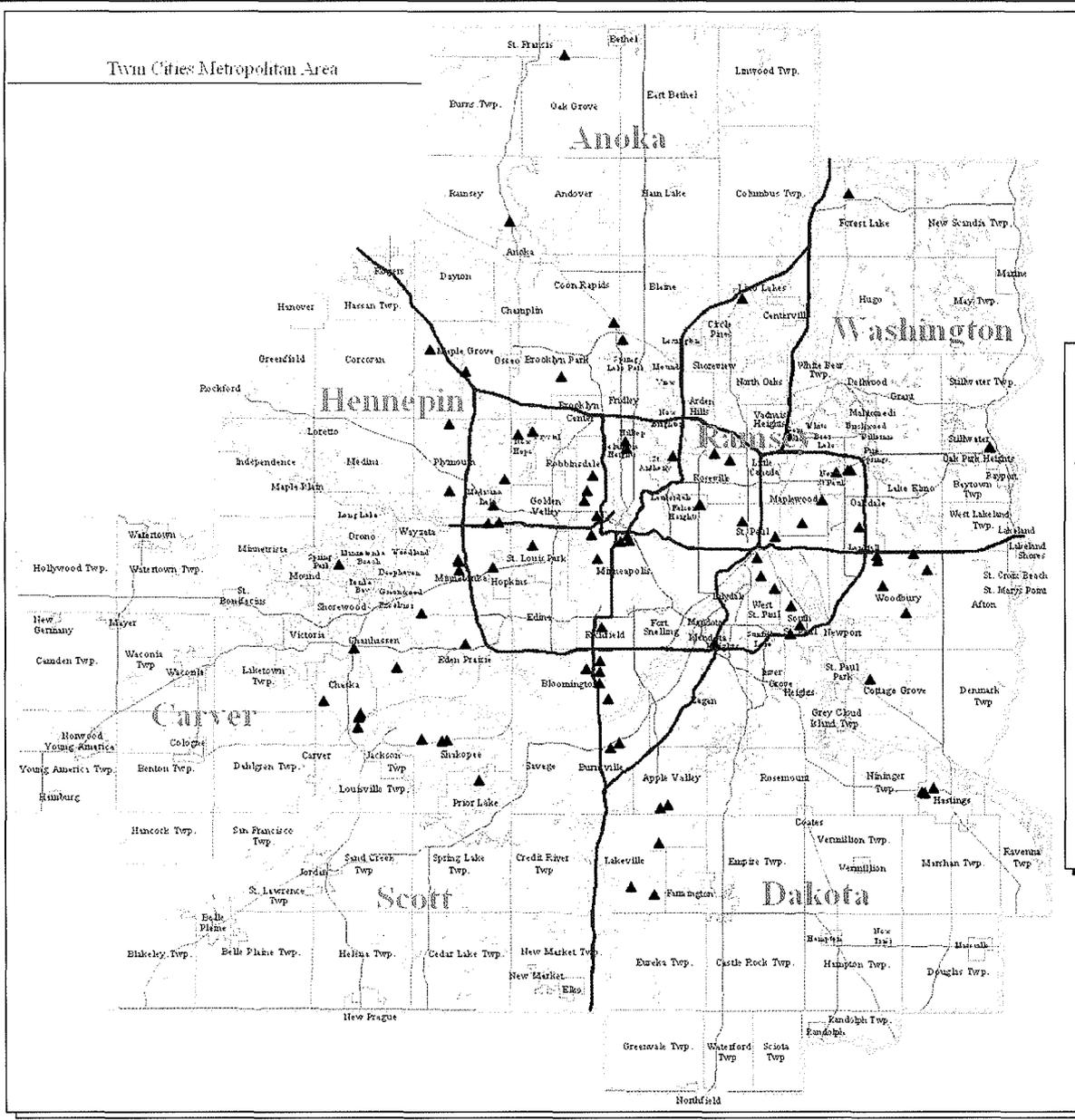
* Includes \$1.25 million of 2003 funding awarded in February 2004
 ** Includes \$7.5 million of 2004 funding awarded in February 2005
 *** All 2005 funding awarded in January 2006



Metropolitan Council

March 2006

Twin Cities Metropolitan Area



Livable Communities

Local Housing Incentives Account Awards

Affordable Housing Assistance
\$14.8 million in LHIA Grants

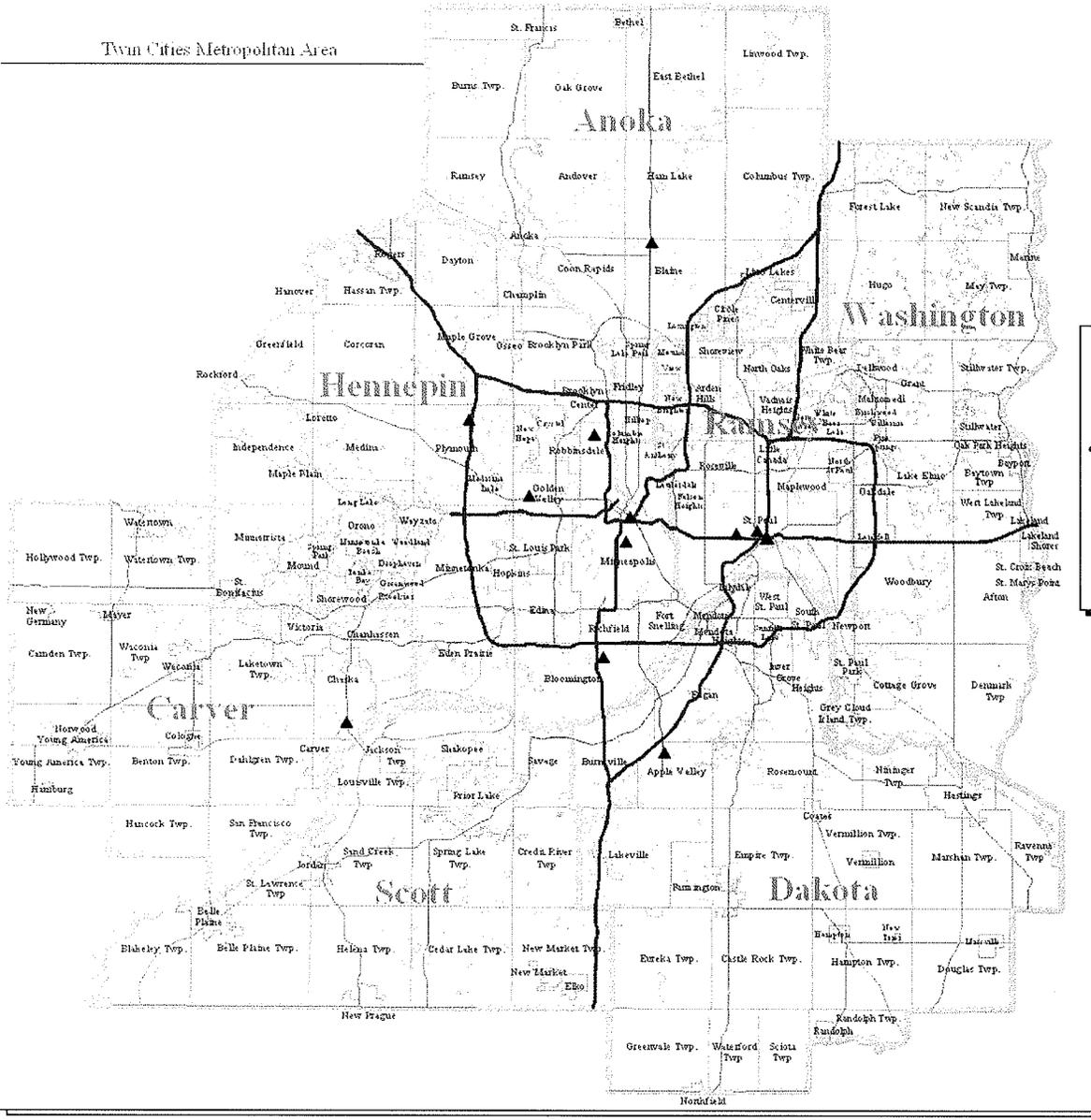
Year	Total Annual Award
1996	\$.9 million
1997	\$.6 million
1998	\$1.2 million
1999	\$1.9 million
2000	\$1.6 million
2001	\$1.9 million
2002	\$1.7 million
2003	\$1.4 million
2004	\$1.9 million
2005	\$1.7 million



Metropolitan Council

March 2006

Twin Cities Metropolitan Area



Livable Communities

Inclusionary Housing Account Awards

Affordable Housing Assistance
\$4.6 million in IHA Grants

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



Metropolitan Council

March 2006

APPENDIX C

**Livable Communities Fund
Financial Status**

**Tax Base Revitalization Account
Awards and Disbursements
1-1-96 to 12-31-05**

Funding Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	Roseville - Midwest Motor	218,604		133,410	85,194	0
96A	Roseville - Ideal Security Hardware	373,000		309,858	63,142	0
96A	Minneapolis - Lewis Nut and Bolt Site	837,980		837,979	1	0
96A	Lauderdale – Lightning Transient Research Institute (LTRI) Site	658,450		437,184	221,266	0
96A	Lauderdale - Bolger Publications, Inc.	256,000		256,000		0
96A	Hastings - Tyler Street Apartments	85,121		67,351	17,770	0
96A	Minneapolis - Union Scrap Site	190,709		190,709		0
96A	St. Paul – Riverview West	154,500		154,500		0
96A	Minneapolis - Milwaukee Depot - I	262,000		255,802	6,198	0
96A	Brooklyn Park - Courtyard Apartments	500,000		281,789	218,211	0
96A	Stillwater - Maple Island Creamery - I	266,500		266,500		0
96B+8B+9B	St. Paul - Williams Hill – I, II & III	1,291,651		1,020,123		271,528
96B	St. Louis Park - 4820 W. Excelsior Boulevard	179,500		103,538	75,962	0
96B	Stillwater - Maple Island Creamery - II	182,628		182,628		0
96B	Minneapolis - Block 43	345,507		345,507		0
96B	St. Paul - Schnitzer/Watkins Site	1,035,551		1,035,551		0
96B	Minneapolis – Schnitzer/Watkins Site	239,450		239,450		0
97A	Minneapolis – Sears Site – I	2,666,332		2,666,332		0
97A	St. Paul – Citgo/Plastics, Inc. (a.k.a. River Bend Business Park)	1,275,108		1,275,108		0
97A	Roseville - Opus/Gateway	72,622		51,907	20,715	0
97A	Minneapolis - North Star Woolen Mill and Washburn-Crosby Mill Utility Building	421,200		421,200		0
97A	Minneapolis – Creamettes Building	137,500		137,500		0
97A	St. Paul - Empire Builder Industrial Park, Parcel C	438,537		172,298	266,239	0
97B	St. Paul – Specialty Manufacturing Company	493,000		492,990	10	0
97B	Fridley - Dealers Manufacturing Company	443,990		443,990		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
97B	Minneapolis - Milwaukee Depot- II	334,098		334,090	8	0
97B	Minneapolis - Garelick Steel and Garelick Steel - II	238,148		238,148		0
97B	St. Paul - Maxson Steel - I	1,792,805		1,792,805		0
98A	Shoreview - American Aviation Airport - I	179,200		179,200		0
98B	Shoreview - American Aviation Airport - II	390,000		390,000		0
98A	Minneapolis - Sears Site - II	1,303,982		1,303,982		0
98B	Minneapolis - Sears Site - III	600,000	307,803	600,000		0
98A	St. Paul - RiverCentre Arena	975,082		975,082		0
98B	Robbinsdale - Old Police & Fire Building	149,701		149,701		0
98B	Bloomington - Market Pointe	788,128		788,128		0
98B	West St. Paul - Signal Hills Mall	324,500		324,500		0
98B	Brooklyn Center - France Business Park - I	318,172		318,172		0
1999	St. Paul - Maxon Steel - II	609,900		609,900		0
99A	Fridley - Former Boise/Onan Site	154,658		154,658		0
99A	Minneapolis - Old Federal Reserve Building	1,000,000		1,000,400		0
99A	St. Louis Park - 5101 Minnetonka Boulevard	87,152	125	87,124	28	0
99A	Minneapolis - Washburn Crosby Complex - I	388,000		388,000		0
99B	Minneapolis - Washburn Crosby Complex - II	240,000		240,000		0
99A	Minneapolis - North Washington Industrial Park (Block 49)	32,000		32,000		0
99A	Chaska - Brickyard	77,909		77,909		0
99A	Robbinsdale - 3545 Broadway Avenue W. (a.k.a. Wards at Terrace Mall)	440,000		440,000		0
99A+99B	Hopkins - 10895-10921 Excelsior Blvd	906,329		906,329		0
99B	Coon Rapids - 1350-1440 Coon Rapids Boulevard	124,781		124,781		0
99B	Minneapolis - Dania Hall	85,980		85,980		0
99B	Brooklyn Center - France Business Park - II	171,563		171,563		0
99B	St. Paul - 720 Payne Avenue	405,680		396,878	8,802	0
99B	St. Louis Park - Mill City Plywood - I	316,785		316,785		0
99B	Farmington - Former Elm Park Landfill	85,030		85,030		0
99B	Minneapolis - Milwaukee Depot - III	605,881		0	605,881	0
00A	Minneapolis - Grain Belt Brewhouse - I	1,046,097		1,046,097		0
00A+00B	Minneapolis - Grain Belt Brewhouse - II	600,000		600,000		0
00A	St. Paul - Upper Landing	702,709		702,709		0
00A	Golden Valley - Breck School Ice Arena	231,750		231,750		0
00A	Minneapolis - Urban Village	231,276	51,511	231,276		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
00A	Minneapolis - 1900 Central Avenue N. E.	125,062		125,062		0
00A	West St. Paul - 1225 South Robert Street	122,250		122,250		0
00A	Minneapolis - Traffic Zone Boiler House	72,115		0	72,115	0
00A	Minneapolis - Penn-Lowry Redevelopment	48,331	42,119	42,119	6,212	0
00A	Blaine - 9011 University Avenue	20,410		20,410		0
00B	Minneapolis - Lupient Buick	226,225		226,225		0
00B	St. Louis Park - Mill City Plywood - II	56,700		56,700		0
00B	St. Paul - 750 Pelham Boulevard	86,000		86,000		0
00B	So. St. Paul - Cenex Harvest States	302,046		299,252	2,794	0
00B	Minneapolis - Stremel Manufacturing	112,320		112,320		0
00B	Hastings - Guardian Angels	58,350		58,350		0
00B+01B	St. Paul - James J. Hill Building - I	534,000		534,000		0
00B	Brooklyn Center - Joslyn Manufacturing (a.k.a. France Avenue Business Park)	219,232	9,656	219,133	99	0
00B	Minneapolis - Near Northside Redevelopment (a.k.a. Heritage Park)	252,610		252,610		0
00B	Bloomington - National Handicapped Housing Institute	161,319		161,319		0
01	St. Louis Park - Mill City Plywood - III	150,000		150,000		0
01A	St. Paul - US Bank - I	799,685		799,685		0
01A+01C	Minneapolis - St. Anthony East Bank Village - I	382,422	382,422	382,422		0
01C	Minneapolis - St. Anthony East Bank Village - II	201,500	201,500	201,500		0
01A	St. Paul - The Family Project	525,315		525,315		0
01A	Anoka - North Central Business District	116,870		116,870		0
01A	Minneapolis - All Weather Roof	635,708		635,708		0
01A	Minneapolis - 3408 Snelling Avenue	40,000		40,000		0
01B	St. Paul - James J. Hill Building - II	325,000		325,000		0
01B	Minneapolis - Project for Pride in Living (PPL) Headquarters	34,875		34,875		0
01B	Osseo - Hans Foreign Auto Parts	98,573		98,573		0
01B	Minneapolis - Ivy Tower	721,758		681,445	40,313	0
01B	Champlin - Louie's Auto Recyclers - I	307,372		307,372		0
01B	Hastings - Hasting Middle School	256,555		237,198	19,357	0
01C	St. Paul - West Side Flats	221,000		0		221,000
01C	Minneapolis - Unocal Thornton Street SE	210,537		210,537		0
01C	Minneapolis - Stone Arch Apartments	97,500		97,500		0
01C	St. Paul - Parkway Place Housing	175,330		175,330		0
02A	St. Paul - US Bank - II	39,259		39,259		0
02A	Bloomington - Bloomington Corporate Center	736,000		736,000		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02A	St. Paul - Lowertown Depot	378,628		0	378,628	0
02A	Minneapolis - Park Ave. Lofts West	285,000		285,000		0
02A	St. Paul - 1075 Arcade Street	175,250		175,250		0
02A	St. Paul - Strauss Building	166,000		166,000		0
02A	Minneapolis - Milwaukee Depot East	162,858		162,858		0
02A	Minneapolis - Hollywood Theatre	160,000	100,387	100,387	59,613	0
02A	Minneapolis - St. Barnabas	135,000	5,150	76,678	58,322	0
02A	Minneapolis - Union Carbide/Skyway Event Services	130,000		130,000		0
02A	Loretto - West Railway Property	112,005		31,117	80,888	0
02A	Minneapolis - Bottineau Lofts	70,000		70,000		0
02B	St. Paul - Energy Park ABC	200,000	17,628	182,372		0
02B	Minneapolis - 501-509 Washington Avenue S.	35,090		35,090		0
02B	Hopkins - Excelsior Tech Center	579,528		579,528		0
02B	St. Paul - Westminster Junction - I	327,500	0	327,000		0
02B	Minneapolis - North Washington Industrial Park	55,421	45,557	45,557	9,864	0
02B	Stillwater - Lofts of Stillwater	124,159	11,480	119,772	4,387	0
02B	Minneapolis - Hubbard Building	100,000		0		100,000
02B	So. St. Paul - 140 Hardman Avenue South	510,494	2,045	414,228		96,265
02B	Robbinsdale - 4181 W Broadway	92,808		92,808		0
02B	Minneapolis - Lenox Flats	125,000		0	125,000	0
02B	Minneapolis - Portland Condominiums	460,000		14,199		445,801
02B	Minneapolis - 628 Franklin Avenue	140,000	136,052	136,052	3,948	0
03A	St. Anthony - Apache Plaza	585,600		585,600		0
03A	Minneapolis - Despatch Laundry Site	502,000		0		502,000
03A	St. Louis Park - Lithium Corporation of America/ConAgra	436,465		436,465		0
03A	Minneapolis - Washington Live-Work Building	359,785	305,455	305,455	54,330	0
03A	Brooklyn Park - Village North Shopping Center	257,400		164,248	93,152	0
03A	Champlin - Louie's Auto Recyclers - II	200,000		200,000		0
03A	Minneapolis - Heritage Park - II (a.k.a. Near Northside Redevelopment)	143,750		143,750		0
03A	St. Paul - Westminster Junction - II	65,000		65,000		0
03B	Minneapolis - Greenleaf Lofts	25,122	25,122	25,122		0
03B	Minneapolis - 1035 East Franklin Avenue	20,396		20,396		0
03B	St. Paul - The Lowry	500,000	37,378	462,622		0
03B	Robbinsdale - Terrace Theatre	238,000	221,075	221,075	16,925	0
03B	St. Paul - Dale Street Shops	700,000	600,833	700,000		0
03B	St. Paul - Mai Village	75,000	75,000	75,000		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
03B	Minneapolis - 1508 East Lake Street	232,000	232,000	232,000		0
03B	Columbia Heights- Industrial Park	231,731	210,629	231,731		0
03B	Hopkins - Knox/Luther Company	452,978	357,630	357,630		95,348
03B	Falcon Heights - Falcon Heights Town Center	74,773		74,773		0
04A	Minneapolis – Minnesota Innovation Center	827,420	825,316	825,316		2,104
04A	New Brighton – Eastern Northwest Quadrant	800,000		0	800,000	0
04A	St. Louis Park – Edgewood Business Center (a.k.a. Lithium Corporation of America/Con Agra)	7,463		7,463		0
04A	St. Paul – Crane Ordway	87,000	35,890	35,890		51,110
04A	Minneapolis – Midtown Exchange (a.k.a. Sears)	750,000	750,000	750,000		0
04A	St. Paul – Building 17	50,331	50,331	50,331		0
04A	Minneapolis – River Run Apartments	59,546	59,546	59,546		0
04A	South St. Paul – Holtkoetter Expansion	155,740	6,310	105,018		50,722
04A	St. Paul – Hmong Funeral Home	62,500	62,500	62,500		0
04B*	Minneapolis – Hiawatha Commons	46,345		0		46,345
04B*	St. Paul – Llewellyn-West Side Flats	213,705		0		213,705
04B*	St. Paul – The Lowry II	300,000	300,000	300,000		0
04B*	Minneapolis – Riverview Homes	192,018		0		192,018
04B*	Minneapolis – St. Anthony Mills Apartments	121,194		0		121,194
04B*	Columbia Heights – Columbia Heights Industrial Park	288,892	151,460	151,460		137,432
04B*	Robbinsdale – Robbinsdale Condo Townhouse Project	99,750	40,602	40,602		59,148
04B*	St. Paul – Island Station	500,000		0		500,000
04B*	Minneapolis – 45 th and Chicago	133,965	84,220	84,220		49,745
04B*	St. Louis Park – Brookside Lofts	217,110	128,050	128,050		89,060
04B*	Robbinsdale – Parker Village	400,000	400,000	400,000		0
04B*	St. Francis – St. Francis Auto Parts	160,304		0		160,304
04B*	Lakeville (Dakota County CDA) - Meadowlark	126,717	12,257	12,257		114,460
05A	Minneapolis – Eat Street Flats and Market	288,706		0		288,706
05A	Minneapolis – Hiawatha Business Center	168,200		0		168,200
05A	Minneapolis – 2037 Riverside Avenue/Jimmy John’s	8,904	8,904	8,904		0
05A	St. Louis Park – National Lead Site	800,000	44,689	44,689		755,311
05A	Blaine – Former Lee’s Wrecking	119,360		0		119,360
05A	Minneapolis – Park Avenue Lofts	419,000		0		419,000
05A	St. Paul – Carleton Place Lofts	238,058		0		238,058
05A	Minneapolis – Greenway Terrace - I	161,430	161,430	161,430		0
05A	Mound – Lost Lake Dump/Maxwell Property	221,000		0		221,000
05A	Ramsey – Former St. Paul Terminals	295,342	20,826	20,826		274,516

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
05B**	Roseville – Twin Lakes	692,200		0		692,200
05B**	South St. Paul – Armour Gates	90,900		0		90,900
05B**	Brooklyn Park – Village Creek - III	73,900		0		73,900
05B**	St. Paul – Old Swedish Bank/965 Payne Avenue	79,300		0		79,300
05B**	Minneapolis – Midtown Exchange – II (f.k.a. Sears)	243,000		0		243,000
05B**	Minneapolis – 714 – 718 Washington Avenue North	275,000		0		275,000
05B**	Minneapolis – Humboldt Industrial Park	207,000		0		207,000
05B**	Minneapolis – Greenway Terrace - II	13,500		0		13,500
05B**	St. Paul – Shalom Home	150,000		0		150,000
05B**	St. Paul – Globe Building	600,000		0		600,000
05B**	Columbia Heights – Columbia Heights Industrial Park - III	292,900		0		292,900
05B**	Minneapolis – Washington Court Apartments	200,000		0		200,000
05B**	Hopkins – Hopkins School Bus Facility	290,000		0		290,000
05B**	Minneapolis – Nicollet Avenue and 38 th Street	221,400		0		221,400
05B**	St. Paul – Salvation Army Booth-Brown House	136,100		0		136,100
05B**	St. Paul – River Park Lofts	79,800		0		79,800
	TOTAL	59,024,706	6,624,206	46,149,264	3,414,974	9,460,468

*2004 funding awarded in January 2005

**2005 funding awarded in January 2006

TBRA Funding Cycle Summary	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	3,802,864		3,191,082	611,782	0
96B	2,697,136		2,621,174	75,962	0
97A	5,011,299		4,724,345	286,954	0
97B	3,911,941		3,911,923	18	0
98A	2,458,264		2,458,264		0
98B	2,925,851	307,803	2,798,474		127,377
99A	2,348,090	125	2,348,462		0
99B	2,995,459		2,236,625	614,683	144,151
00A	2,600,000	93,630	2,521,673	78,327	0
00B	2,608,802		2,605,909		2,893
01A	2,650,000	382,422	2,650,000		0
01B	1,744,133		1,684,463	22,151	37,519
01C	905,867	237,593	720,960		184,907
02A	2,550,000	105,537	1,972,550	577,450	0
02B	2,750,000	212,762	1,964,734	200,536	584,730
03A	2,550,000	417,512	2,012,575	147,482	389,943
03B	2,550,000	1,684,668	2,437,728		112,272
04A	2,800,000	1,789,893	1,896,065	800,000	103,935
04B	2,800,000	1,156,410	1,643,590		1,643,590
05A	2,720,000	235,849	235,849		2,484,151
05B	3,645,000		0		3,645,000
Total	59,024,706	6,624,206	46,149,264	3,414,974	9,460,468

**Livable Communities Demonstration Account
Awards and Disbursements
1-1-96 to 12-31-05**

Funding Cycle	City	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	Minnetonka - Boulevard Gardens (a.k.a. West Ridge Market)	770,000	7,907	770,000		0
96A	Minneapolis - Lake Street and Fourth Avenue South	740,000		740,000		0
96A	St. Paul - Phalen Village	650,000		650,000		0
96A	St. Louis Park - City Center (a.k.a. Park Commons/Excelsior and Grand)	139,000		139,000		0
96B	Chanhassen - Villages on the Ponds	500,500		500,500		0
96B	Minneapolis - Franklin Avenue Project/Street Infrastructure	725,000	87,387	722,387	2,613	0
96B	Roseville - Cornerstone Program	270,000	4,443	198,408		71,592
96B	Robbinsdale - Downtown	780,000		780,000		0
97	Golden Valley - Valley Square Redevelopment Area B	510,000		510,000		0
97	New Brighton - I-35W Corridor Coalition Multi-City Implementation Plan	131,250		131,250		0
97	Minneapolis - Phillips Park Initiative - I	700,000		698,149	1,851	0
97	Minneapolis - Augustana Village (a.k.a. East Village)	550,000		550,000		0
97	Richfield - Richfield Rediscovered Apartment Remodeling Program	575,000		448,476		126,524
97	St. Paul - Brewery Neighborhood	750,000		750,000		0
97	Chaska - Brickyard Redevelopment	344,100		344,100		0
97	Lino Lakes - The Village - I	220,000		220,000		0
97	Maple Grove - Town Center/Gravel Mining Area	150,000		0	150,000	0
97	Crystal - Welcome Neighborhood	50,000		50,000		0
98	St. Louis Park - Park Commons Redevelopment - I (a.k.a. Excelsior and Grand)	1,200,000		1,200,000		0
98	Crystal - Northwest Metro Four Cities Housing Resource Center	492,000		492,000		0
98	Columbia Heights - Community Revitalization	575,000		575,000		0
98	Circle Pines - City Center Redevelopment	30,000		30,000		0
98	Minneapolis - Central Avenue	398,000		398,000		0
98	West St. Paul - South Robert Street Redevelopment	115,000		115,000		0
98	Minneapolis - Humboldt Greenway	675,000		675,000		0
98	Brooklyn Park - The Village	75,000		75,000		0
98	St. Paul - Main Street on Payne	750,000		682,158		67,842
98	Minneapolis - Urban Village - I (Midtown Greenway Area)	640,000		640,000		0

Funding Cycle	City	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
99	Blaine - I35W Corridor Coalition Build Out Study	700,000		700,000		0
99	Burnsville - Heart of the City - I	1,612,317		1,612,317		0
99	Minneapolis - Urban Village - II (Midtown Greenway Area)	500,000	250,000	250,000		0
99	St. Louis Park - Louisiana Court	970,000		970,000		0
99	St. Paul - North Quadrant Urban Village (a.k.a. Wacouta Commons and Sibley Park)	960,000		960,000		0
99	Minneapolis - Portland Place/Joseph Selvaggio Initiative (JSI)	350,000		350,000		0
99	Cottage Grove - Langdon Square (a.k.a. East Ravine Community Pre-design)	150,000	9,892	140,108		9,892
99	Mendota Heights - Freeway Road Redevelopment (a.k.a. Mendota Heights Town Center)	150,000		150,000		0
99	Minneapolis - Corcoran/Longfellow LRT Neighborhood Planning	150,000		144,749	5,252	0
99	Minneapolis - Franklin Ave LRT Neighborhood Planning	75,000		75,000		0
99	Minneapolis - Ventura Village Redevelopment Planning	150,000		143,335	6,665	0
99	St. Paul - Urban Village Zoning Regulations	50,000		50,000		0
00	Burnsville - Heart of the City - II	2,500,000		2,500,000		0
00	St. Louis Park - Park Commons Redevelopment - III (a.k.a. Excelsior and Grand)	500,000		500,000		0
00	Lino Lakes - The Village - II	450,000	450,000	450,000		0
00	Minneapolis - Near Northside Redevelopment - I (a.k.a. Heritage Park)	1,500,000		1,500,000		0
00	St. Paul - Phalen Village Main Street	350,000		0	350,000	0
00	Hastings - Guardian Angels Redevelopment	500,000		500,000		0
00	Brooklyn Park - Shingle Creek Corridor - I (a.k.a. The Village)	1,000,000	349,583	1,000,000		0
01	Brooklyn Park - Shingle Creek Corridor - II (a.k.a. The Village)	500,000	500,000	500,000		0
01	Minneapolis - Near Northside Redevelopment - II (a.k.a. Heritage Park)	1,500,000	1,500,000	1,500,000		0
01	St. Paul - North Quadrant Urban Village (a.k.a. Wacouta Commons and Sibley Park)	650,000	365,983	650,000		0
01	St. Louis Park - Park Commons Redevelopment - III (a.k.a. Excelsior and Grand)	1,100,000		1,100,000		0
01A	Minneapolis - Hiawatha-Lake Transit Oriented Development	100,000		0		100,000
01B	Anoka - Heart of Anoka	70,000		70,000		0
01B	Blaine - Town Square	20,000		0	20,000	0
01B	Burnsville - Strip Center Reuse	70,000		49,989	20,011	

Funding Cycle	City	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
01B	Dayton - Historic Village Revitalization	44,000		26,964	17,035	0
01B	Excelsior - Making New History	70,000		70,000		0
01B	Hastings - Mixed Use Development and Expansion Historic Downtown	58,500		53,437	5,063	0
01B	Rosemount -Downtown Redevelopment Plan	23,000		22,800	200	0
01B	Roseville - Twin Lakes Redevelopment Plan	58,500		58,500		0
01B	St Paul - University Avenue Transit Oriented Development	70,000	400	69,014	986	0
01B	Apple Valley – Central Village Small Area Plan – I (a.k.a. Galaxie Avenue)	16,000		16,000		0
01C	St. Paul - Pan Asian Urban Village	600,000		0		600,000
01C	Hopkins - East Central Business District	600,000		600,000		0
01C	Minneapolis - Franklin-Portland Gateway - I	500,000		500,000		0
01C	Minneapolis - Many Rivers	200,000		200,000		0
01C	Minneapolis - Ventura Village Carriage Homes	100,000		0	100,000	0
01C	Chaska - Clover Ridge	750,000		750,000		0
02A	Fridley – Housing Opportunities along the Northstar Commuter Rail Line	70,000	67,550	67,550	2,450	0
02A	Long Lake – Downtown Implementation Plan	70,000	12,961	70,000		0
02A	Crystal - West Panhandle Redevelopment	60,000		60,000		0
02A	Minneapolis- 46th & Hiawatha Master Plan	50,000		0		50,000
02A	St. Paul – University Avenue & Dale Street Transit Oriented Development	45,000	12,000	45,000		0
02A	Shoreview – Core Area Redevelopment/Town Center Implementation	40,000		0		40,000
02A	Farmington - Spruce Street Development Plan	40,000		40,000		0
02A	Apple Valley – Central Village Small Area Plan – II (a.k.a. Galaxie Avenue)	30,000		30,000		0
02A	Arden Hill – Twin Cities Army Ammunition Plant (TCAAP) Reuse	75,000		75,000		0
02A	Columbia Heights - 39th & Central Avenue Redevelopment Site	25,000	21,961	25,000		0
02A	Brooklyn Center - Little Asia	24,000	17,763	17,763	6,238	0
02A	Stillwater - Second Street Mixed Use Development	50,000		15,013	34,987	0
02A	Richfield – Low Frequency Noise Impact Area Design and Land Use Standards	10,000	6,687	0		3,313
02B	Minneapolis - Grain Belt Housing Project	775,000	599,957	599,957	175,043	0
02B	Falcon Heights – Falcon Heights Town Square	1,000,000		1,000,000		0
02B	West St Paul – North End Redevelopment Project	1,000,000		1,000,000		0

Funding Cycle	City	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02B	Hopkins - Marketplace Lofts	250,000		250,000		0
02B	St Paul - Market Lofts	950,000	320,000	467,174		482,826
02B	Minneapolis – Near Northside Redevelopment – III (a.k.a. Heritage Park)	850,000		850,000		0
02B	Mendota Heights –Mendota Heights Town Center - I	873,400	873,400	873,400		0
02B	Minneapolis - Franklin -Portland Gateway - II	500,000	500,000	500,000		0
02B	Richfield - Lyndale Gateway West	500,000		500,000		0
02B	Minneapolis - Village in Phillips	437,600		437,600		0
02B	Minneapolis - Phillips Park Initiative - II	250,000		0	250,000	0
02B	Ramsey – Ramsey Station Town Center	800,000		800,000		0
03A	White Bear Lake – Lake Village Mixed Use Redevelopment	55,000	22,077	55,000		0
03A	St Paul – Union Brass/Smurfit Housing Development	62,000	48,897	48,897		13,103
03A	Minneapolis - Karamu East	46,395	42,807	42,807	3,588	0
03A	New Hope - City Center	55,500		55,500		0
03A	Maplewood - Gladstone Neighborhood	8,000		7,999	1	0
03A	Lauderdale - Larpenteur at Eustis Street	20,000	16,750	16,750		3,250
03A	Rosemount – Rosemount Downtown Redevelopment	50,000		50,000		0
03B	St Paul – Koch/Mobil	900,000		900,000		0
03B	St Paul - Midtown University Village	550,000		0		550,000
03B	Minneapolis – Franklin - Portland Gateway - III	246,150		0		246,150
03B	Minneapolis - Cedar Lake Midtown Revival	200,000		0	200,000	0
03B	Richfield - City Bella Plaza	500,000	500,000	500,000		0
03B	Mendota Heights – Mendota Heights Town Center - II	300,000	174,393	174,393		125,607
03B	Ramsey – Ramsey Town Center	2,210,000	2,210,000	2,210,000		0
03B	Farmington - Spruce Street Bridge Project	955,000		0		955,000
03B	Brooklyn Park - Village Creek I	346,150		346,150		0
03B	St Paul - District del Sol*	1,250,000	951,142	951,142		298,858
04A	Hilltop – Hilltop Redevelopment Study Area	28,500		0		28,500
04A	New Brighton – Northwest Quadrant Design Development	51,000	51,000	51,000		0
04A	Champlin – Mississippi Crossings Transit-Oriented Development	60,000	60,000	60,000		0
04A	Hugo – Hugo Downtown Redevelopment	45,000	37,500	45,000		0
04A	Loretto – Downtown Redevelopment	15,500		0		15,500
04B**	Minneapolis – Heritage Park III & IV	450,000		0		450,000
04B**	Ramsey – Town Center East Park	363,756		0		363,756
04B**	Apple Valley – Harmony Commons	2,356,244		0		2,356,244
04B**	Bloomington – Central Station	500,000		0		500,000

Funding Cycle	City	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
04B**	Mound – Harbor Renaissance	1,150,000		0		1,150,000
04B**	Lino Lakes – Legacy at Woods Edge	750,000	750,000	750,000		0
04B**	Brooklyn Park – Village Creek II	1,180,000		0		1,180,000
04B**	Minneapolis – Midtown Exchange LCDA #1	750,000	750,000	750,000		0
05***	Chaska - Sinclair	965,000		0		965,000
05***	Minneapolis – Heritage Park - V	1,000,000		0		1,000,000
05***	Bloomington – Bloomington Central Station TOD	2,200,000		0		2,200,000
05***	Anoka – Anoka North Central Business District	1,000,000		0		1,000,000
05***	St. Paul – Victoria Park	798,439		0		798,439
05***	Minneapolis – Ripley Gardens	450,000		0		450,000
05***	Columbia Heights – Huset Parkway	580,147		0		580,147
05***	Apple Valley – Central Village – Legacy Park North	425,000		0		425,000
05***	Minneapolis – Midtown Exchange Condos on the Greenway	600,000		0		600,000
05***	St. Paul – Chestnut Plaza	400,000		0		400,000
	TOTAL	65,869,948	9,050,158	46,321,314	1,334,947	18,213,687

*2003 funding awarded in February 2004

**2004 funding awarded in February 2005

***2005 funding awarded in January 2006

LCDA Funding Cycle Summary	Award	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	2,299,000	7,907	2,299,000		0
96B	2,275,500	4,443	2,201,296	2,613	71,592
97	3,980,350		3,634,133	151,851	194,366
98	4,950,000	0	4,950,000		0
99	5,817,317	259,892	5,805,401	11,917	0
00	7,900,000	450,000	7,450,000	350,000	100,000
01A	100,000		0		100,000
01B	500,000	400	436,704	46,260	17,036
01C	5,400,000	365,983	4,800,000	100,000	500,000
02A	589,000	53,609	452,013	43,674	93,313
02B	8,186,000	2,293,357	7,278,131	425,043	482,826
03A	296,895	130,531	276,953	3,590	16,353
03B	*7,457,300	3,835,535	5,081,685	200,000	2,175,615
04A	200,000	148,500	156,000		44,000
04B	**7,500,000	1,500,000	1,500,000		6,000,000
05	***8,418,586		0		8,418,586
Total	65,869,948	9,050,158	46,321,314	1,334,947	18,213,687

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

**2004 funding awarded in February 2005

***2005 funding awarded in January 2006

**Local Housing Incentives Account
Awards and Payments
1-1-96 to 12-31-05**

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	Hastings – Hastings Family Townhomes	170,000		170,000		0
96A	Minnetonka - Minnetonka Mills Townhomes	100,000		100,000		0
96A	Minnetonka - Boulevard Gardens (a.k.a. Crown Ridge)	100,000		100,000		0
96A	Chaska - East Creek Carriage Homes	130,000		130,000		0
96B	Bloomington – Community Enhancement Program	225,000		225,000		0
96B	Cottage Grove - Parkside Apartments	125,000		125,000		0
96B	South St. Paul - Rediscover South St. Paul - I	25,000		25,000		0
97A	Plymouth – Shenandoah Woods	225,000		225,000		0
97A	Eden Prairie - Edenvale Townhomes	300,000		300,000		0
97B	Lakeville – Cedar Valley Family Townhomes	100,000		100,000		0
98A	Maple Grove – Rice Lake Townhomes (a.k.a. Lakeshore Townhomes)	300,000		300,000		0
98A	New Hope - Bass Lake Townhomes	200,000		200,000		0
98A	Chaska - East Creek Carriage Acres	200,000		200,000		0
97B	Maplewood - Maple Pond Homes	100,000		100,000		0
98B	Shakopee - Evergreen Heights Townhomes - I	120,000		120,000		0
98B	Apple Valley – Chasewood Family Townhomes	180,000		180,000		0
98B	Minnetonka - Archer Heights	100,000		100,000		0
99A	Bloomington - Lyndale Avenue Townhomes	119,000		119,000		0
99A	Lakeville – Country Lane Family Townhomes	166,000		166,000		0
99A	Minnetonka - Ridgebury	100,000		100,000		0
99A	Woodbury - Lakeside Townhomes	215,000		215,000		0
99B	Brooklyn Park – Co-op Northwest Community Revitalization Corporation	40,000		40,000		0
99B	Minneapolis - Near North Neighborhood (a.k.a. Heritage Park)	250,000		189,297	60,703	0
99B	Minneapolis - Phillip Park Initiative	80,000	80,000	80,000		0
99B	St. Paul – Houses to Homes	260,000		260,000		0
99B	Plymouth - Plymouth HRA (a.k.a. Tiburon Cluster Homes Rehab)	70,000		43,933	26,067	0
99C	Chanhassen – Chanhassen Family Townhomes	200,000		0	200,000	0
99C	Mendota Heights - Mendota Heights Family Townhomes	200,000		200,000		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
99C	Ramsey – Ramsey Townhomes (a.k.a. Lexington Family Townhomes/Hillside Gables Family Townhomes)	135,000		135,000		0
99C	Shakopee - Evergreen Heights Townhomes - II	100,000		100,000		0
99D	St Louis Park - Louisiana Court	353,000		353,000		0
00A	Blaine – Discount Loan Home Improvement Program	125,000		83,595	41,405	0
00A	Minneapolis – Consortium of Community Developers	250,000		200,000	50,000	0
00A	Minneapolis – Southside Neighborhood Housing Services	80,000		0	80,000	0
00A	Orono – Navarre Affordable Housing Ownership Program	32,000	13,500	23,600	8,400	0
00A	St. Francis – Turtle Ridge Townhomes	206,400		206,400		0
00A	Woodbury - Washington County Public Housing Initiative	256,000		256,000		0
00B	Hastings - Hastings Marketplace Family Townhomes	297,600		297,600		0
01A	Minneapolis - Many Rivers Apartments	200,000	200,000	200,000		0
01A	Plymouth - Stone Creek Village	200,000		200,000		0
01A	St. Paul - Neighborhood Development Partnership	150,000		150,000		0
01A	Minneapolis – Rehab Support North and South	150,000		150,000		0
01A	Roseville – Housing Rehabilitation Incentive Program	200,000		200,000		0
01B	West St. Paul – Quality Housing	75,000		31,394	43,606	0
01B	Woodbury - Tamarack Village Homes (home ownership)	100,000	-100,000	100,000	City returned 100,000	0
01B	So. St. Paul – Rediscover South St. Paul - II	75,000		75,000		0
01B	Shoreview - Shoreview Village	150,000		150,000		0
01C	Bloomington - Southview Estates	150,000		150,000		0
01C	Burnsville - Heart of the City	100,000		100,000		0
01C	Coon Rapids - Northstar Ridge	150,000		150,000		0
01C	Woodbury - Tamarack Village Homes (rental) (a.k.a. Pondview Townhomes)	200,000		200,000		0
02A	Burnsville – Heart of the City Family Housing	300,000		300,000		0
02A	Falcon Heights – Town Square Apartments	300,000		300,000		0
02A	Chaska – Chaska Community Land Trust	150,000		150,000		0
02A	Columbia Heights – Home Rehabilitation Incentive Program	25,000		25,000		0
02A	North St. Paul – Home Rehabilitation Incentive Program	25,000		25,000		0
02A	Roseville – Senior Housing Regeneration	150,000		150,000		0

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02A	Minnetonka – West Hennepin Affordable Housing Land Trust - I	100,000		100,000		0
02B	Bloomington Essex Knoll	80,000		80,000		0
02B	Prior Lake - Jeffers Pond Family Townhomes	200,000		0	200,000	0
02B	Lakeville - Downtown Family Townhomes	195,000		195,000		0
02B	Shakopee - Boulder Ridge Townhomes Phase II	200,000		200,000		0
03A	Chaska – Chaska Community Land Trust	150,000		150,000		0
03A	Columbia Heights- Greater Metropolitan Housing Corporation	95,000		95,000		0
03A	Falcon Heights - Town Square Apartments	150,000		150,000		0
03A	Minnetonka – West Hennepin Affordable Housing - II	150,000	9,425	150,000		0
03A	Oakdale – Two Rivers Community Land Trust	42,000		42,000		0
03A	Richfield - Lyndale Gateway/Kensington Park	150,000	92,778	92,778		57,222
03A	St. Paul – St. Paul Housing Production	150,000		150,000		0
03A	Minneapolis - Heritage Park III (a.k.a. Near North Neighborhood)	200,000	200,000	200,000		0
03B	Apple Valley - Lebanon Valley Place	150,000	150,000	150,000		0
03B	Vadnais Heights - Talmadge Pointe Apartments	165,000		0	165,000	0
04A	Minneapolis – Lowell School Site	100,000		0		100,000
04A	Oakdale – Two Rivers Community Land Trust II	100,000		0		100,000
04A	Minnetonka – West Hennepin Affordable Housing Land Trust III	83,000	76,101	76,101		6,899
04A	Woodbury – Woodbury Community Land Trust-City Walk and Settler’s Ridge	200,000	29,230	29,230		170,770
04A	Stillwater – Home Free	60,000	60,000	60,000		0
04A	Inver Grove Heights (Dakota County CDA) – Lafayette Family Townhomes	195,900	195,900	195,900		0
04B	Bloomington (Bloomington HRA) – Lyndale Green Redevelopment Project	100,000		0		100,000
04B	Chaska (Carver County HRA) – East Creek Acres II	100,000		0		100,000
04B	New Hope – Boone Avenue Condominiums	125,000		0		125,000
04B	St. Paul (St. Paul HRA) – Neighborhood Development Partnership II	150,000		0		150,000
04B	Maple Grove – Maple Ridge Townhomes	225,000		0		225,000
04B	Forest Lake – Forest Ridge Townhomes	225,000		0		225,000
04B	Lino Lakes – Lino Lakes Apartments	225,000		0		225,000
05A	Oakdale – Two Rivers Community Land Trust - III	150,000		0		150,000

Fund Cycle	City/Municipality	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
05A	Minnetonka – West Hennepin Affordable Housing Land Trust - IV	175,000		0		175,000
05B	Minneapolis – Villages in Phillips Phase II	150,000		0		150,000
05B	Hastings – West Village Townhomes	125,000		0		125,000
05B	St. Paul – Hazelwood Terrace	150,000		0		150,000
05B	Chanhassen – Gateway Place	300,000		0		300,000
05B	Plymouth – Vicksburg Commons	300,000		0		300,000
05B	Woodbury – Water's Edge Townhomes	300,000		0		300,000
	TOTAL	14,800,900	1,022,122	10,606,017	975,181	3,219,703

LHIA Funding Cycle Summary	Awards	2005 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	500,000		500,000		0
96B	375,000		375,000		0
97A	525,000		525,000		0
97B	100,000		100,000		0
98A	700,000		700,000		0
98B	500,000		500,000		0
99A	600,000		600,000		0
99B	700,000	80,000	613,230	86,770	0
99C	635,000		435,000	200,000	0
99D	353,000		353,000		0
00A	949,400	13,500	769,595	179,805	0
00B	297,600		297,600		0
01A	900,000	200,000	700,000		0
01B	400,000	-100,000	256,394	143,606	0
01C	600,000		600,000		0
02A	1,050,000		1,050,000		0
02B	675,000		475,000	200,000	0
03A	1,087,000	302,203	1,029,778		57,222
03B	315,000	150,000	150,000	165,000	0
04A	738,900	361,231	361,231		377,669
04B	1,150,000		0		1,150,000
05A	325,000		0		325,000
05B	1,325,000		0		1,325,000
Total*	14,800,900	1,022,122	10,606,017	975,181	3,219,703

**Inclusionary Housing Account
Awards and Payments
1-1-99 to 12-31-05**

Fund Cycle	City	Awards	2005 Payments	Total Payment	Unexpended Funds	Unpaid Commitment
99	Chanhasen - City project	348,054		0	348,054	0
00A	Chaska- Chaska Brickyard	450,000		450,000		0
00B	St. Paul - Cooper Park Townhomes (a.k.a. Essex on the Park)	450,000		450,000		0
00B	Minneapolis - East Village	500,000		500,000		0
00B	St. Paul - Cooper Park Apartments (a.k.a. Sibley Park Apartments)	500,000		500,000		0
00B	Bloomington - Lyndale Avenue Townhomes	274,000		274,000		0
00C	Plymouth - The Reserve	200,000		141,261	58,739	0
00C	Minneapolis - Humboldt Greenway	375,000	317,859	317,859	57,141	0
00C	St. Paul - Capitol Heights	300,000		300,000		0
00D	Golden Valley - Valley Square Commons	350,000		350,000		0
00D	Apple Valley - Hidden Ponds	500,000		500,000		0
00D	Blaine - North Pointe Townhomes	300,000		300,000		0
04A	St. Paul - University and Dale Apartments	200,000	200,000	200,000		0
04B	Minneapolis - Midtown Exchange (a.k.a. Sears)	178,700	178,700	178,700		0
	TOTAL	4,925,754	696,559	4,461,820	463,934	0

	IHA Funding Cycle Summary	Awards	2005 Payments	Total Payment	Unexpended Funds	Unpaid Commitment
	99	348,054			348,054	0
	00A	450,000		450,000		0
	00B	1,724,000		1,724,000		0
	00C	875,000	317,859	759,120	115,880	0
	00D	1,150,000		1,150,000		0
	04A	200,000	200,000	200,000		0
	04B	178,700	178,700	178,700		0
	05A	200,000	200,000	200,000		0
	05B	178,700	178,700	178,700		0
	Total	4,925,754	696,559	4,461,820	463,934	0