Regional

# Report

# Metropolitan Livable Communities Fund

## Report to the Minnesota State Legislature

February 1998

Metropolitan Council
*Working for the Region, Planning for the Future*

The mission of the Metropolitan Council is to provide leadership in the effective planning of regional growth and redevelopment, and in the delivery of quality regional services.

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

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# Summary

This is the second annual report to the Minnesota Legislature on the Metropolitan Livable Communities Fund, established by the 1995 Livable Communities Act (Minnesota Statutes, Sections 473.25 through 473.254). The report details activities of the Metropolitan Council's administration of the fund in 1997, and a summary to date of fund activities covering 1996 and 1997. The report responds to a requirement in the Livable Communities law that the Council submit an annual report on the fund's activities and on how the funded projects meet regional policies and goals.

The Livable Communities Fund has three accounts:

- The **Tax Base Revitalization Account (TBRA)** helps cities pay for cleanup of polluted land and make it available for commercial and industrial redevelopment.
- The **Livable Communities Demonstration Account (LCDA)** funds projects that demonstrate how development can be designed to use land and services more efficiently and promote community. Projects seek to do so through more compact, higher-density, transit-and pedestrian-oriented development with a mix of residential and commercial buildings and a range of housing types and costs.
- The **Local Housing Incentives Account (LHIA)** helps expand life-cycle and affordable housing in the region.

Over $13 million was available in the Fund in 1997. The majority of the funds came from tax levies, with additional monies from 1996 carryover, accrued interest, and 1996 funded projects completed under budget or projected to be completed under budget.

The Metropolitan Council awarded $12,610,441 in grants during 1997 as follows:

- **Tax Base Revitalization Account**: Eleven grants totaling $8,005,091 to help clean up more than 100 acres of polluted land in eight communities.
- **Livable Communities Demonstration Account**: Ten grants totaling $3,980,350 for economic and community development projects in nine communities.
- **Local Housing Incentives Account**: Three grants totaling $625,000 to help construct affordable housing in three suburban communities.

The uncommitted balance in the fund (total sources minus total awarded) was $292,950 as of December 31, 1997. The report includes a summary of each funded project and a detailed financial summary.

Grants amounts awarded in the first two years of the fund's operation (1996 and 1997) in the three funding accounts total over $24.5 million.

## Projects Funded, How Projects Support Regional Policy

Projects funded through the Tax Base Revitalization Account in 1997 will foster the regional objective to stimulate economic growth in the region's core and other older communities. The TBRA awarded grants to help with cleanup and reuse of 122 acres of brownfields in core locations of Minneapolis and St. Paul, and in Fridley and Roseville. These economic development projects result in creation of 2,725 jobs paying an average hourly wage of $11.90. A more than $4.1 million increase in net tax capacity will be realized from these cleanup projects, and they involve more than $164 million in private investment.

Livable Communities Demonstration Account projects present replicable models for how land and services can be used more efficiently, supporting the regional growth strategy to ensure orderly development and limit sprawl, promote infill development to use land better and improve jobs-housing-transportation connections, and expand affordable and life-cycle housing choices in the region.

The Demonstration Account funded three models for redevelopment and infill development in the core--two in Minneapolis, one in St. Paul--in 1997 that provide rehabilitated and new housing in a range of costs, improved physical environment and livability, and good access to transit and jobs. Additional LCDA-funded projects represent models of compact infill redevelopment in older communities that improve jobs-housing-transportation links (Golden Valley and Chaska); demonstrations that upgrade ownership housing and rental housing (Crystal and Richfield) to stabilize older neighborhoods, maintain the housing supply's economic and market value, and improve livability; and a multi-city project to coordinate land use and transportation planning and development in the northern I-35W Corridor. Finally, two LCDA projects in the developing cities of Lino Lakes and Maple Grove will demonstrate new models for integrated compact suburban development that mix housing, retail, office, public, and recreation uses in a pedestrian environment.

Projects awarded Local Housing Incentives Account grants will result in more new affordable multifamily housing in three suburban communities in the region, promoting the Council's policy to expand life-cycle and affordable housing options in the region. Funded projects include 64 rental apartments and 62 townhouses, all affordable to families with incomes from 40 to 60 percent of the area median ($22,920 to $34,380 for a four-person family, in 1997 dollars. Median 1997 income, defined by the federal Department of Housing and Urban Development [HUD] was $57,300).

Projects funded through the three accounts will provide 2,432 new and rehabilitated housing units--single-family houses, townhouses, condominiums, rental apartments for families and seniors, and live-work housing. An estimated 730 units, or over one-third, of this housing will be affordable to families earning 40 to 60 percent of the area's median income of $57,000. Included will be up to 20 rental apartments provided through the Hollman vs. Cisneros settlement with the city of Minneapolis, in Chaska, Golden Valley, Eden Prairie and Plymouth.

## Fund Administration

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

No legislative changes are recommended at this time for the Livable Communities Fund. The Council may make recommendations in the future in response to issues that may arise relating to effective operation of the fund and achieving outcomes consistent with the legislative intent.

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## Background and Provisions of the Law

This is the second annual report to the Minnesota Legislature on the Metropolitan Livable Communities Fund, established by the 1995 Livable Communities Act (Minnesota Statutes, Sections 473.25 through 473.254). The report details activities of the Metropolitan Council's administration of the fund in 1997, and a summary to date of fund activities covering 1996 and 1997.

The fund has three accounts:

- The **Tax Base Revitalization Account (TBRA)** helps cities pay for cleanup of polluted land and make it available for commercial and industrial redevelopment.
- The **Livable Communities Demonstration Account (LCDA)** funds projects that demonstrate how development can be designed to use land and services more efficiently and promote community. Projects seek to do so through more compact, higher-density, transit-and pedestrian-oriented development with a mix of residential and commercial buildings and a range of housing types and costs.
- The **Local Housing Incentives Account (LHIA)** helps expand life-cycle and affordable housing in the region.

To receive funds from any of the accounts, cities must voluntarily agree to participate in the Housing Incentives Program established by the Act and work toward affordable housing goals developed in cooperation with the Council. In 1997, 97 metropolitan area cities participated and were eligible to receive funds.

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

This report contains the information required by the legislation. In addition, information is included on interagency cooperation and community participation in administering the fund.

## Amount of Money In the Fund and Amount Distributed

The amount of money available in the Livable Communities Fund in 1997 from tax levies was $11.6 million--$7 million in the TBRA account, $4.1 million in the LCDA account, and $500,000 in the LHIA Account. Additional monies were available as follows: $1 million in the TBRA account from accrued interest and 1996 funded projects completed under budget or projected to be completed under budget, nearly $283,000 carryover from 1996 and interest in the LCDA account, and $150,000 carryover from 1996 and interest in the LHIA account.

The Metropolitan Council awarded $12,610,441 in grants during 1997 as follows:

- **Tax Base Revitalization Account**: Eleven grants totaling $8,005,091 to help clean up more than 100 acres of polluted land in eight communities.
- **Livable Communities Demonstration Account**: Ten grants totaling $3,980,350 for economic and community development projects in nine communities.

- **Local Housing Incentives Account**: Three grants totaling $625,000 to help construct affordable housing in three communities.

The uncommitted balance in the fund (total sources minus total awarded) was $292,950 as of December 31, 1997. A detailed funding report is contained in Attachment A.

# Distribution and Purposes of Funds

This section briefly describes each project for which funds were awarded, to whom the funds were awarded and for what purposes, and the grant amount.

## Tax Base Revitalization Account

### Round One Grants, Awarded June 1997

**Dealers Manufacturing Site, Fridley** (5130 Main St. N.E.). Clean solvent contamination to the soil and groundwater stemming from a leaking former sanitary sewer system sump used to recover spent caustics and acids in a truck engine remanufacturing plant on the 5.25 acre site. Redevelopment will be in the form of investment in equipment to expand the existing remanufacturing operation and increase employment. Grant award: $443,990

**Empire Builder Industrial Park Site, St. Paul** (Between Pennsylvania Ave. and Empire Dr. about a block west of Jackson St.). Clean contamination from previous uses as railroad shops and transfer turntable operations. Excavate and incinerate soil contaminated with creosote, PAH's, lead, other heavy metals and diesel range organics. Pump and treat VOC and heavy metal contaminated perched groundwater. Some materials may be stabilized on the 4.3 acre site. The site will be sold to a light industrial/manufacturer business. Grant award: $438,537

**Garelick Steel Site, Minneapolis** (Northeast corner of Washington and Plymouth Aves.). Clean lead soil contamination associated with a previous automotive battery salvage operation on the 1.25 acre site. A 7,000 square-foot steel storage facility will be built to store additional steel and provide sheltered work space for an operational expansion. Grant award: $238,148

**Maxson Steel Site, St. Paul** (West of Como Ave., south of Topping St., east of Dale St., and north of the Burlington-Northern Railroad in St. Paul). About 16,000 cubic yards of soil from this 21-acre site need to be treated or disposed. The site was used more than 100 years by heavy industry including foundries, construction, waste oil recyclers, tank and drum recyclers, thermal treatment of contaminated soils, manufacturing, and solid waste transfer. Numerous areas of soil contamination have been identified including: VOC's, PCB's, PAH's and heavy metals. An industrial park is anticipated with 274,000 square feet of building space for offices and manufacturing on three industrial lots. Grant award: $1,792,805

**Milwaukee Depot Phase II Site, Minneapolis** (300 Washington Ave.). Clean petroleum contamination from groundwater under the site. The contamination leaked from railroad oil tanks and equipment operated over the past 100 years at this location. Redevelopment is expected to include a 100-unit hotel, parking and eventually additional commercial uses on this 2.6 acre site. Grant award: $334,098

**Specialty Manufacturing Site, St. Paul** (2356 University Ave. W.). Clean lead paint and asbestos from this vacant building on a 1.6 acre site. Restore the original structure which is on the National Historic Register. Design and lease 28,000 square feet of office space for small goods manufacturing and storage. Grant award: $493,000

**Round Two Grants, Awarded December 1997**

**Sears Site, Minneapolis** (Lake St. and Chicago Ave.). Clean hazardous waste and asbestos from the older building on the historic 17.64 acre Sears Roebuck and Co. site. Renovate the building with industrial, office, retail, government, education facilities and common space. A hotel, an entertainment complex and a transit hub would be built. Grant award: $2,666,332

**Citgo/Plastics, Inc., St. Paul** (Shepard Rd. and James Ave.). Clean petroleum, heavy metals and polynuclear aromatic hydrocarbons from the soils of this former petroleum tank farm. About half the cleaned site will be redeveloped by Plastics, Inc. with a new manufacturing facility. The other half will be marketed for an as yet undetermined development. Grant award: $966,859

**Opus/Gateway, Roseville** (Northwest corner of I35W and Highway 36). Clean petroleum contamination associated with previous use of part of the site by trucking operations and manage asbestos waste from dilapidated homes that were razed. The redevelopment will consist of new office/showroom/warehouse buildings. Grant award: $72,622

**North Star Woolen Mill & Washburn-Crosby Mill Utility Building, Minneapolis** (109 Portland Ave. S.). Clean asbestos insulation and roofing material and other hazardous wastes like mercury and PCB's in fluorescent lights from both buildings. Redevelop the properties with 36 condominiums in the North Star Mill building and 28 in the utility building. Grant award: $421,200

**Creamettes Building Site, Minneapolis** (428 N. First St.) Manage the asbestos and hazardous waste other than lead paint in the building on the 2.1 acre site. Redevelop with 28 apartments in the historic structure and construct 72 mixed-income apartments where a 1950's addition will be demolished. Grant award: $137,500

## Livable Communities Demonstration Account

### Grants Awarded December 1997

**Valley Square Area B Mixed-use Redevelopment, Golden Valley** (North of Highway 55 one block, west of and bordering Winnetka Avenue).Redevelopment of a 29-acre area to include attached housing at 20 units per acre, 42,600 sq. ft. of commercial retail, 22,600 sq. ft. of office space; public uses/spaces; shared structured parking.

Key Features:

- New housing will include 32 townhouses, 13 live-work units, 15 apartments; with sales prices of $90,000 - $200,000 and rents from $750 - $1500. Up to 10 public housing units (provided under the Hollman vs. Cisneros settlement with the city of Minneapolis) will be included.
- The city will work with Metro Transit to reroute bus service to better serve area residents, employees and shoppers.

- Pedestrian connections will link land uses within the area and to the rest of Valley Square. Access to adjacent Bassett Creek will be improved by creating a hiking/biking trail and linear park linked to the Hennepin County trail.

Demonstration Account funding will assist in developing shared structured parking, pedestrian connections; ponding/water retention as a public amenity; live-work townhouse development; zoning code review to allow innovative housing; building code analysis and design guidelines; and a live-work market study. Grant Award: $510,000

**I-35W Corridor Coalition** (cities of Arden Hills, Blaine, Circle Pines, Mounds View, New Brighton, Roseville, Shoreview). A multi-jurisdictional effort via joint powers agreement to plan the future of the participating communities through land use, transportation and transit planning; and, longer-range, other economic and community development issues.

Key Features:
- Phase I will establish the areawide planning and urban design framework guidelines, such as nodes and corridors that would form the corridor's physical framework, and implementation principles.
- Phase I will also assess short-range land use and transportation needs so that participating communities can make development and redevelopment decisions; and recommend ways cities can link their comprehensive plans to the subregional framework and vice-versa.
- The study will develop three or more conceptual redevelopment scenarios to explore a range of design and planning, finance, policy and implementation alternatives.
- Phase II will address specific design and development details, topic studies and/or subregional area plans.

Demonstration Account Funding will fund an estimated 75 percent of Phase I and Phase II costs. Grant Award: $131,250

**Phillips Park Initiative, Minneapolis** (Four blocks in South Minneapolis bounded by Portland Avenue on the west, Chicago Avenue on the east, 24th Street to the north and 25th Street to the south). Phased redevelopment following new design guidelines will include rehabilitation and improvement of existing properties as owner-occupied and rental housing, including three mansions and carriage houses; development of new rental and ownership housing; refurbishing and enhancement of Park Avenue open space; a central village green with new walkways connecting to streets.

Key Features:
- A total of 42 owner-occupied housing units will be created, with sales prices from $95,000 to $125,000. These include eight units in three renovated mansions, and16 two-to three bedroom residences in eight side-by-side two-family structures, nine 2- or 3-bedroom townhouses and nine single-family houses.
- Rental housing will include six 1-bedroom rental apartments in carriage houses, and an additional 14 units affordable at incomes of 50 to 80 percent ($28,650 to $45,840) of median income.
- Grant programs will.encourage existing residents to make improvements to their homes.
- Lutheran Social Service plans major renovation/modification of the Lutheran Social Service Center on Park Avenue.

Demonstration Account Funding will assist in funding site and public realm improvements (removal of driveways to add yard space, enhanced landscaping, signage, lighting, fencing); renovating two mansions; and will capitalize a grant fund for existing homeowners. Grant Award: $700,000

**Augustana Village, Minneapolis** (Near downtown Minneapolis, bounded by South 8th Street on the north, 12th Avenue South on the east, East 15th Street on the south and 11th Avenue South on the west). Redevelopment of a block of the Elliot Park neighborhood, adjacent to Elliot Park, into a small "urban village." The block will contain 150 to 170 units of housing, 200 underground parking spaces, 10,000 to 15,000 square feet of storefront commercial space and approximately 8,000 sq. ft. of office space. A pedestrian greenway will cross the site, and connect to Elliot Park.

Key Features:

- The housing component of the project will include up to 80 one-bedroom 76 two-bedroom, and 18 three-bedroom units. Twenty percent will be affordable to households below 60 percent ($34,380) of the area median, and 20 percent will serve households below 80 percent ($45,840) of median income.
- Possible commercial uses include a small pharmacy, restaurant, mini-market, day care center, dry cleaners, office space.
- Augustana Village will be integrated with Elliot Twins, an adjacent 164-unit Minneapolis Public Housing Authority apartment complex, by the creation of a pedestrian greenway and the vacation of 12th Avenue.

Demonstration Account funding will help fund a pedestrian greenway connecting new and existing housing with Elliot Park; a boulevard along South 8th Street; raised intersection to facilitate pedestrian traffic; lighting, landscaping. Grant Award: $550,000

**Richfield Rediscovered Apartment Remodeling Program** (Resources will be made available city-wide). The program will facilitate investment in apartment communities built primarily from 1960 to 1970 to make them more livable. It will provide financial incentives through property tax delays and deferred loans, and provide technical assistance in design, remodeling, and financing.

Key Features:

- The program will encourage exterior improvements to windows, roofs, gutters, entrances, lighting and signage, landscaping and parking. Interior improvements can include cabinetry, appliances, flooring, air-conditioning, boiler replacements, wall insulation and improved security systems.
- Delays in property tax increases will be available for value-added improvements made to rental housing.
- The program will promote commuity and livbility through, for example, enhancing relationships of groups of buildings, improving pedestrian and traffic circulation, and access to transit.

Demonstration Account funding will provide funding to assist with implementing physical improvements at two case study locations, and incentive deferred loans and marketing. Grant Award: $575,000

**Brewery Neighborhood, St. Paul** (1.5 miles south of downtown St. Paul, adjacent to West 7th/Fort Road, bordered by Landmark Brewery and Independent School District 625's administrative offices). Rehabilitation and construction in a three-block area will include new housing, rehabilitated housing, an improved transit stop and bike path, commercial improvements and public space improvements. The realigned Shepard Road will improve the neighborhood's connections to the river valley.

Key Features

- New housing will consist of twenty-two new townhouse units priced at $120,000 to $150,000 with new rental units planned for a potential later development phase.
- Thirty homes formerly used by Familystyle Homes to provide housing to people with mental illnesses will be rehabilitated and re-sold to new home owners. The rehabilitated houses, restored to typical interiors, will range from 850 to 2100 square feet and will sell for $65,000 to $100,000.
- An improved transit stop will be developed at West 7th and Jefferson Streets. The planned Riverview Transit Corridor will include a transit hub at nearby Randolph Avenue.

Demonstration Account funding will assist with funding the gateway/public transit node on West 7th Street, an alley grid system as part of the townhouse development, townhouse building cost, public open space on the bluff, and rental studies for Phase II. Grant Award: $750,000

**Brickyard Redevelopment, Chaska** (North edge of downtown Chaska, bounded by Highway 41 on the west, Highway 212 on the south, the Brickyard Shopping Center to the east, and Clayhole Lake to the north). Phased development that will include new residences--market-rate and subsidized apartments and townhouses--and retail space, to complement the adjacent downtown and create a pedestrian environment. Included will be sidewalks and pedestrian spaces, increasing street parking, landscaping, bicycle racks, benches, lighting, and a new bus shelter.

Key Features:
- New housing in Phase I (to begin April 1998) includes a 64-unit apartment building with 8,000 square feet of retail space on the first level and parking underground. One-, two- and three-bedroom units are planned with rental rates expected to be $550 (1BR), $635 (2BR), and $890 (3BR).
- Rental rates for 30 townhomes (Phase I) are anticipated to be $670-$680. Five public housing units provided under the Hollman vs. Cisneros settlement with the city of Minneapolis will be included.
- Later phases include development of an 18,000 SF building with commercial and residential uses, and remodeling of existing businesses to complement the new development.
- Southwest Metro Transit has agreed to work with the City on the design and construction of a bus shelter to be located along the existing Walnut Street corridor, allowing new circulator buses to stop at a safe spot.

Demonstration Account funding will assist in funding streetscaping, landscaping, demolition and creation of a public feature such as a plaza. Grant Award: $344,100

**The Village, Lino Lakes** (75-acre site in the southeast quadrant of I-35W and Hwy. 49 interchange. Rice Creek Chain of Lakes Regional Park is to the east). Development of a town center with emphasis on a mix of uses--civic, nature, commercial, housing, public plaza, parking, public service--and physical connections among uses.

Key Features:
- A medical clinic is now under construction on the site and a bank is slated for construction. Negotiations for the inclusion of a YMCA, a restaurant/inn abutting the public plaza, and a professional building including travel agency and insurance agency are in process for 1998-1999.
- Proposed housing includes 94 rowhouses (sales prices $115,000-$150,000), 35 townhomes ($150,000-$300,000) 88 condominiums (sales prices $65,000-100,000, rents $600-$1,000) and 23 "hoffices" combining home and business space (rents $500-$700).
- Public buildings to be located on 25 acres of land received in a land exchange with Anoka County include a Police Department/City Hall and early childhood education center.

- Development of the guiding principles established by the Town Center Focus Committee and the City Council will be incorporated into the City's comprehensive plan.

Demonstration Account funding will refine the master plan (in the core mixed-use retail and housing area, approximately 70 percent of total development area), fund design of a development framework, and refine a program for "hoffice" development. Grant Award: $220,000

**Town Center/Gravel Mining Area, Maple Grove** (Town Center includes approximately 600 acres located 2,000 feet northeast of the I-494, I-694 and I-94 interchange. It is a part of the 2,000 acre Gravel Mining Area or GMA). Town Center is to be a pedestrian-oriented village oriented around a plaza, containing approximately 1,500 residential units, 400,000 square feet of commercial development, over 150,000 square feet of offices in an integrated mixed-use land use pattern, and a 30-acre community park. The larger GMA has the potential for a significantly greater number of jobs and housing.

Key Features:
- An existing conditions inventory, market study and community design charrette will produce a development plan defining the location and boundaries of the Town Center, opportunities for affordable housing, and a design framework with traditional neighborhood design elements. The charrette will involve local civic leaders; landowners, developers; lenders, and government, private, for-profit and non-profit partners.
- The plan will orient buildings to the street with on-street parking.
- 900 units of residential development at 30 units/acre could be located adjacent to the Town Center and at the periphery of other residential areas. Medium density housing (10 units/acre) will be located adjacent to and radiate from the Town Center, extending the pedestrian realm beyond the Town Center proper.

Demonstration Account funding will assist with costs of a design charrette, development plan and design standards, and market study for the Town Center and Gravel Mining Area. Grant Award: $150,000

**Welcome Neighborhood, Crystal** ( Two blocks bounded by Adair Avenue North, 44th Avenue North, Xenia Avenue North and 43rd Avenue North in Crystal).Redevelopment of substantial portions of two blocks to upgrade the housing stock with the intent to stabilize an at-risk neighborhood while retaining the character of Crystal. The city may in the future improve a small nearby business district by redesigning the streetscape, remodeling structures, and acquisition of obsolete commercial structures for commercial redevelopment.

Key Features:
- Increase housing density by subdividing lots or new housing designs. Plans will include single family detached, attached townhouses, accessory apartments, courtyard houses, and possibly handicapped-accessible housing. One or more rehabilitated rental apartments at Section 8 rent levels may be provided.
- Plans could also include the re-platting of two lots into three, placing two houses on one lot, shared driveway and walkway, street and boulevard improvements and sidewalk network. Neighborhood work groups will help determine the options.
- New construction will likely sell for between $90,000 and $120,000 (existing housing currently sells for $60,000 to $90,000).

Demonstration Account Funding will pay for neighborhood planning workshops, development of plans for residential infill, plans for commercial improvements, and rehabilitation program development. Grant Award: $50,000

## Local Housing Incentives Account

### Multifamily Round One Grants, Awarded June 1997

*Note: Funding programs require housing to be affordable at varying income levels, for example 50 percent of median family income in the region. In the descriptions below, the percents identified are equivalent to the following 1997 income levels for a family of four: 30 percent of median, $17,190; 50 percent of median, $28,650; 60 percent of median, $34,380; 80 percent of median, $45,840. Median 1997 regional income was $57,300.*

**Edenvale, Eden Prairie**. Construction of a 32-unit rental family townhome development. The development consist of 8 four-unit buildings, containing two-, three- and four-bedroom units. Included are five units provided under the Hollman vs. Cisneros settlement with the City of Minneapolis. All of the units are affordable to residents at or below 50 percent of median income. Rents will range from $431 to $831. Total anticipated development cost is approximately $4 million. Grant award: $300,000.

**Shenandoah Woods, Plymouth**. Construction of 64 rental apartments in a three-story elevator building containing 12 one-, 36 two-, and 16 three-bedroom units. Twenty-four units will be affordable to households at or below 50 percent of median income. The remaining 30 units will be affordable to households at 60 percent of median income. Included are five units provided under the Hollman vs. Cisneros settlement with the City of Minneapolis. Rents will range from $458 to $914. Total anticipated development cost is approximately $5.6 million. Grant award: $225,000.

### Multifamily Round Two Grants, Awarded November 1997.

**Lakeville Family Townhomes, Lakeville**. Acquire vacant land and construct a 30-unit family townhouse development containing 15 two- and 15 three-bedroom units in eight buildings clustered around a central greenway, with designated play areas for children. All of the units are affordable to residents at 40 percent of median income. Rents will range from $495 to $560. Total anticipated development cost is approximately $3.5 million. Grant award: $100,000.

# Effectiveness of Funded Projects in Meeting the Policies and Goals of the Council

Projects awarded grants through the Livable Communities Fund promote and support the Council's *Regional Blueprint* and regional growth strategy in a variety of ways.

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

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

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

## Progress on Strategies for The Region's Core

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

Primary strategies for this area include:

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

Significant progress was made in 1997 in cleaning up polluted "brownfield" sites. Projects funded from the Tax Base Revitalization Account during the year will result in cleanup and reuse of 122 acres of land, the majority in the region's core, and 2,725 new jobs paying an average hourly wage of $11.90. Nine of 11 cleanup projects funded in 1997 (16 of 27 to date) are located in the core. For projects funded in 1996 and 1997, total acres cleaned and reused total 218, with 4,355 new jobs created paying an average hourly wage of $12.

By increasing tax base in older parts of the region where polluted land is located, economic growth in these locations will be significantly boosted. A more than $4.2 million increase in annual net tax capacity will be realized from cleanup and redevelopment projects funded in 1997. More than $164 million in private investment is involved in these projects. To date in the TBRA program (projects funded in 1996 and 1997), the total increase in net tax capacity is $6.9 million, in projects representing $241 million in private investment.

Examples of projects funded include locations for light industrial, manufacturing and office uses, showroom, storage and warehouse facilities. Additional uses of cleaned land include a hotel and entertainment complex, apartments and condominiums.

These projects will assist in revitalizing the neighborhoods in which they are located, by providing locations for businesses that might otherwise move out of the core, or for new businesses to move to core locations. In doing so, needed jobs are provided for local residents, and in some cases, other community development projects or housing that benefit neighborhoods. For example, the site formerly occupied by Sears on Lake St. in South Minneapolis is planned to be redeveloped with industrial, office, retail, government, education facilities and common space. Another site in Minneapolis will include 28 apartments in an historic structure and 72 mixed-income apartments in a new building.

Projects funded through the TBRA restore commercial and industrial properties that are situated in close proximity to affordable housing, providing conveniently-located job opportunities for people who do not own a car.

Three of ten LCDA demonstration projects funded in 1997 (six of 18 in 1996-1997) are located in the urban core: Phillips Park Initiative and Augustana Village in Minneapolis, and Brewery Neighborhood in St. Paul. Each of these projects is a revitalization effort at a scale that can make a significant improvement in in its neighborhood as a place to live and invest. Phillips Park Initiative will help improve a neighborhood adjacent to major regional employers--Honeywell, Allina/Abbot Northwestern Hospital complex--and will aid in their retention in the area. Augustana Village, like Phillips Park, will provide a mix of housing types and costs and help revitalize the area, located adjacent to Elliot Park. The Brewery Neighborhood development will include rehabilitated single-family houses, new townhouses, an improved transit stop and recreational features.

These three developments also have locational advantages that make them livable places convenient to jobs. Augustana Village and Brewery Neighborhood are located in close proximity to the downtowns in their respective cities, with excellent transportation connections to jobs in the downtowns. Residents of Augustana Village could easily live in that location without a car, if they chose to do so, as the area is served by a number of different regular transit routes with frequent service. The Brewery area has the locational advantage of proximity to the planned Riverview Transitway, as well as excellent regular transit service. The Brewery Neighborhood location takes advantage of proximity to the Mississippi River, and improvements in the area such as the realigned Shepard Road will result in better connections to recreational opportunities near the river.

Jobs skills and employment training is a feature of two LCDA projects in Minneapolis funded in 1996.

## Implementing Urban Area Strategies

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

Primary strategies for this area include:

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

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

Five LCDA demonstrations were funded in older parts of the region, focusing on redevelopment. Funded projects are located in Golden Valley, Chaska, Richfield, Crystal, and the I-35W Corridor Coalition cities of Arden Hills, Blaine, Circle Pines, Mounds View, New Brighton, Roseville and Shoreview.

Valley Square Redevelopment, an infill project located near Hwy 55 and Winnetka Ave. in Golden Valley, builds on recent redevelopment efforts in the area to intensify this location as a suburban activity center, strengthening jobs-housing-transportation links. The city will work with Metro Transit to reroute bus service to better serve area residents, employees and shoppers; and will improve pedestrian connections within the area. The density and type of housing will support transit service; parking arrangements support and encourage additional transit use. Chaska's Brickyard Redevelopment project will strengthen the existing development pattern in this older downtown, helping this area function as a self-contained area for living, working and shopping. The density and configuration of both projects will encourage walking, bike and transit trips, and can result in reduced auto travel demand.

The Golden Valley and Chaska projects add a mix of medium- to high-density new apartments and townhouses with a range of costs. Golden Valley's Valley Square project will include 32 townhouses, 15 apartments and 13 live-work units with sales prices of $90,000 - $200,000 and rents of $750 - $1500. In Chaska, rents for 64 apartments will range $550 (1BR) to $890 (3BR); townhomes will rent for $670-$680 and will include five public housing units provided through Hollman vs. Cisneros settlement with the city of Minneapolis.

The Crystal and Richfield demonstration projects will strengthen confidence in older communities, a focus of the *Blueprint*, by improving the existing housing in these older suburbs, helping to improve neighborhood livability. In Crystal's Welcome Neighborhood, the city will redevelop substantial portions of two blocks to upgrade the housing stock with the intent to stabilize this at-risk neighborhood while retaining the character of Crystal. Housing density will be increased by subdividing lots or housing designs new to the neighborhood such as attached townhouses, accessory apartments and courtyard houses.

Richfield's apartment remodeling program will facilitate investment in apartment communities, through property tax delays, deferred loans and remodeling advice, to make them more livable and desirable. The apartment remodeling program will help maintain the economic value of Richfield's 1960 to 1970-era rental housing stock and promote reinvestment in rental housing. These two efforts will improve current and prospective new residents' perceptions of the area as a place to live and invest. Both the Crystal and Richfield locations are well-served by transit and will support and encourge additional transit use.

The I-35W Corridor Coalition will address transportation and land use issues in seven communities located along the corridor. This multi-jurisdictional effort has great potential to coordinate planning and development in a way that achieves improved jobs-housing-transportation links. This effort is also a good example of communities working together to solve issues of subregional and regional concern.

Pollution cleanup grants have supported redevelopment in the urban area by helping clean a site for a truck remanufacturing plant expansion in Fridley, and for new office/showroom/warehouse buildings in Roseville.

In developing communities of the region, both demonstration grants and housing grants were awarded. Two demonstration projects in Maple Grove and Lino Lakes will demonstrate new models for integrated compact suburban development that mix housing, commercial public and other land uses in a pedestrian environment. Lino Lakes will develop The Village, a town center on a 75-acre site adjacent to a regional park, to include a bank, YMCA, professional building, early childhood education center, 35 townhouses and 88 condominiums in a range of prices, and 23 "hoffices" combining home and business space. Maple Grove will produce a development plan for a Town Center with public plaza, a park and additional neighborhoods within the 2000-acre Gravel Mining Area. Plans include providing medium-density housing at about 10 units per acre, and 900 or more units of reseidential development at up to 30 units per acre. The Gravel Mining Area represents a major opportunity to channel development near the I-494-I-694 beltway in a way that provides and supports strong jobs-housing-transportation links. The area has the potential to become a major regional concentration of employment, housing and services, at about the scale of the Southdale-Fairview area.

Projects awarded grants from the LHIA account will result in new housing affordable to families earning 40 to 60 percent ($22,920 to $$34,380) of median income. These include 32 and 30 townhouses, respectively, in Eden Prairie and Lakeville; and 64 rental apartments in Plymouth, helping to expand the supply of affordable housing in needed locations.

## Progress on Other Regional Goals

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

Environmental features can be capitalized on to serve as community assets, as demonstrated by two LCDA funded projects. In Golden Valley's Valley Square project, access to adjacent Bassett Creek will be improved by creating a hiking and biking trail and linear park along its length, linking to the Hennepin County trail. These facilities, near new housing and mixed-use development, will create value for the area by building on the amenity of the creek.

Blueprint policy also supports land use planning that creates community identity and fosters a civic infrastructure. It supports urban design that helps make neighborhoods safer, creates amenities and improves livability. Development can enhance or impede a sense of community.

Many of the projects assisted through LCDA grants illustrate how a mix of uses with attention to land use design can provide the framework for settings which have a "sense of place." Whether located in a suburban activity center (Golden Valley), a core neighborhood (Augustana Village in Minneapolis) or in developing suburban cities (Lino Lakes and Maple Grove), they serve as destinations for a number of daily activities, such as workplaces, errands, shopping and entertainment, and some include city halls, a library or YMCA. They can be places where people live, work and shop. They foster personal safety because of activity during many hours of the day. And they include parks and public spaces for informal gathering with other community residents or for public activities and celebrations.

# Interagency Cooperation and Community Participation in Implementing the Fund

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

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

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

Applications for the The Livable Communities Demonstration Account funding are reviewed by the 15-member Livable Communities Advisory Committee, which makes funding recommendations to the Metropolitan Council. The committee is made up of representatives with expertise in these areas: local and county government, development and redevelopment, finance, private foundation work, urban design and transportation. Review of proposals by the committee ensures that the projects receive scrutiny in these areas of expertise, and that the projects selected meet the program's objectives.

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

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

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

## Monitoring of the Fund

No legislative changes are recommended at this time for the Livable Communities Fund. The Council may make recommendations in the future in response to issues that may arise relating to effective operation of the fund and achieving outcomes consistent with the legislative intent.

# Attachment A

# Funding Report
# Livable Communities Fund

Metropolitan Livable Communities Fund
Sources & Uses
1/1/96 - 12/31/97

| | TBRA fund# 250 | LCDA fund# 251 | LHIA fund# 252 | LCA Totals |
|---|---|---|---|---|
| **SOURCES** | | | | |
| Taxes | 13,523,662 | 9,252,141 | | 22,775,803 |
| Interest | 466,724 | 282,933 | 71,206 | 820,863 |
| Transfers | | (500,000) | 1,500,000 | 1,000,000 |
| Total Revenue | $13,990,386 | $9,035,074 | $1,571,206 | $24,596,666 |
| **USES** | | | | |
| FY 96 Grants | $6,500,000 | $4,574,000 | $1,000,000 | $12,074,000 |
| FY 97 Grants | 8,005,091 | 3,980,350 | 625,000 | 12,610,441 |
| Unexpended balances from closed grants | (380,725) | | | (380,725) |
| Total Uses | $14,124,366 | $8,554,350 | $1,625,000 | $24,303,716 |
| Uncommitted Balance (1) | ($133,980) (2) | $480,724 | ($53,794) | $292,950 |
| Disbursements | $4,922,236 | $1,761,562 | $950,000 | $7,633,798 |
| "Cash" Balance (3) | $9,068,150 | $7,273,512 | $621,206 | $16,962,868 |

(1) Uncommitted Balance = Total Sources - Total Uses
(2) Negative balance in TBRA will be funded by unexpended balances from grants (projected at $380,725 in 1997) and interest paid on cash balance (projected at $360,000 in 1998).
(3) Cash Balance = Total Revenue - Disbursements

Tax Base Revitalization Account
Fund# 250
Awards and Disbursements
1/1/96 - 12/31/97

| City/Municipality | Funding Cycle | Awards | Prior Years Payments | Current Payments | Total Payments | Award Balance | Adjustments (1) | Adjusted Balance |
|---|---|---|---|---|---|---|---|---|
| Roseville - Midwest Motor | 96A | $ 218,604 | | $ 133,410 | $ 133,410 | $ 85,194 | (85,194) | $ - |
| Roseville - Ideal Security Hardware | 96A | 373,000 | | 309,858 | 309,858 | 63,142 | | 63,142 |
| Hennepin County - Lewis Nut & Bolt | 96A | 837,980 | 222,227 | 615,752 | 837,979 | 1 | (1) | |
| Lauderdale - LTRI Site | 96A | 658,450 | | | | 658,450 | | 658,450 |
| Lauderdale - Bolger Publishing | 96A | 256,000 | 59,529 | 162,071 | 221,600 | 34,400 | | 34,400 |
| Hastings - Tyler St. Apts. | 96A | 85,121 | | 67,351 | 67,351 | 17,770 | | 17,770 |
| MCDA/Minneapolis - Union Scrap | 96A | 190,709 | | | | 190,709 | | 190,709 |
| Port Authority/St. Paul - Riverview West | 96A | 154,500 | | | | 154,500 | | 154,500 |
| MCDA/Minneapolis - Milwauke Depot I | 96A | 262,000 | 262,000 | | 262,000 | | | |
| Brooklyn Park - Courtyard Apts. | 96A | 500,000 | | 281,789 | 281,789 | 218,211 | (218,211) | |
| Stillwater - Maple Island | 96A | 266,500 | 266,500 | | 266,500 | | | |
| St. Paul Port Authority - Williams Hill | 96B | 714,500 | | 714,500 | 714,500 | | | |
| St. Louis Park - 4820 W. Excelsior Ave. | 96B | 179,500 | | 102,181 | 102,181 | 77,319 | (77,319) | |
| Stillwater - Maple Island | 96B | 182,628 | | 173,128 | 173,128 | 9,500 | | 9,500 |
| MCDA/Minneapolis - Block 43 | 96B | 345,507 | | | | 345,507 | | 345,507 |
| St. Paul/MCDA - Schnitzer/Watkins | 96B | 1,035,551 | | 645,644 | 645,644 | 389,907 | | 389,907 |
| Minneapolis/MCDA - Watkins | 96B | 239,450 | | 239,450 | 239,450 | | | |
| City of St.Paul / Planning & Econ. Dev. - Specialty Mfg.. | 97A | 493,000 | | 428,698 | 428,698 | 64,302 | | 64,302 |
| Fridley HRA - Dealers Manufacturing | 97A | 443,990 | | | | 443,990 | | 443,990 |
| Port Authority of St.Paul - Empire Builder | 97A | 438,537 | | | | 438,537 | | 438,537 |
| MCDA - Milwauke Depot- II | 97A | 334,098 | | | | 334,098 | | 334,098 |
| MCDA - Garelick Steel | 97A | 238,148 | | 238,148 | 238,148 | | | |
| Port Authority of St. Paul - Maxson Steel | 97A | 1,792,805 | | | | 1,792,805 | | 1,792,805 |
| MCDA/Minneapolis - Sears | 97B | 2,666,332 | | | | 2,666,332 | | 2,666,332 |
| St. Paul Port Authority - Citgo Plastics, Inc. | 97B | 966,859 | | | | 966,859 | | 966,859 |
| Roseville - Opus/Gateway | 97B | 72,622 | | | | 72,622 | | 72,622 |
| MCDA/Minneapolis - North Star & Utility | 97B | 421,200 | | | | 421,200 | | 421,200 |
| MCDA/Minneapolis - Creamettes | 97B | 137,500 | | | | 137,500 | | 137,500 |
| Total Awards | | $ 14,505,091 | $ 810,256 | $ 4,111,980 | $ 4,922,236 | $ 9,582,855 | $ (380,725) | $ 9,202,130 |

| Summary by Funding Cycle | Awards | Prior Years Payments | Current Payments | Total Payments | Award Balance | Adjustments (1) | Adjusted Balance |
|---|---|---|---|---|---|---|---|
| 96A - Spring '96 | $ 3,802,864 | $ 810,256 | $ 1,570,231 | $ 2,380,487 | $ 1,422,377 | $ (303,406) | $ 1,118,971 |
| 96B - Fall '96 | 2,697,136 | | 1,874,903 | 1,874,903 | 822,233 | (77,319) | 744,914 |
| 97A | 3,740,578 | | 666,846 | 666,846 | 3,073,732 | | 3,073,732 |
| 97B | 4,264,513 | | | | 4,264,513 | | 4,264,513 |
| | $ 14,505,091 | $ 810,256 | $ 4,111,980 | $ 4,922,236 | $ 9,582,855 | $ (380,725) | $ 9,202,130 |

(1) Grants that were closed with an unspent balance.

Livable Communities Demonstration Account
Fund# 251
Awards and Disbursements
1/1/96 - 12/31/97

| City/Municipality | Funding Cycle | Awards | Prior Year Payments | Current Payments | Total Disbursements | Award Balance |
|---|---|---|---|---|---|---|
| Minnetonka - Boulevard Gardens | 96A | $770,000 | | | | $770,000 |
| Minneapolis - Lake & 4th | 96A | 740,000 | 153,500 | 500,750 | 654,250 | 85,750 |
| St. Paul - Phelan Village | 96A | 650,000 | | 650,000 | 650,000 | |
| St. Louis Park - City Center | 96A | 139,000 | | 49,678 | 49,678 | 89,322 |
| Chanhassen - Villages On The Ponds | 96B | 500,500 | | 201,304 | 201,304 | 299,196 |
| Minneapolis - Franklin Avenue | 96B | 725,000 | | 180,000 | 180,000 | 545,000 |
| Roseville - Cornerstone Program | 96B | 270,000 | | 26,330 | 26,330 | 243,670 |
| Robbinsdale | 96B | 780,000 | | | | 780,000 |
| Golden Valley Valley Square Redevelopment | 97A | 510,000 | | | | 510,000 |
| I-35W Corridor Coalition | 97A | 131,250 | | | | 131,250 |
| Mpls.-Phillips Park | 97A | 700,000 | | | | 700,000 |
| Mpls.-Augustana | 97A | 550,000 | | | | 550,000 |
| Richfield - Apartment Remodeling Program | 97A | 575,000 | | | | 575,000 |
| St. Paul Brewery | 97A | 750,000 | | | | 750,000 |
| Chaska - Brickyard Redevelopment | 97A | 344,100 | | | | 344,100 |
| Lino Lakes - The Village | 97A | 220,000 | | | | 220,000 |
| Maple Grove - Town Center | 97A | 150,000 | | | | 150,000 |
| Crystal - Welcome Neighborhood | 97A | 50,000 | | | | 50,000 |
| Total Awards | | $8,554,850 | $153,500 | $1,608,062 | $1,761,562 | $6,793,288 |

| | | | | | |
|---|---|---|---|---|---|
| **Summary by Funding Cycle** | | | | | |
| 96A - Spring 1996 | $2,299,000 | $153,500 | $1,200,428 | $1,353,928 | $945,072 |
| 96B - Fall 1996 | 2,275,500 | | 407,634 | 407,634 | 1,867,866 |
| 97 | 3,980,350 | | | | 3,980,350 |
| Total | $8,554,850 | $153,500 | $1,608,062 | $1,761,562 | $6,793,288 |

Local Housing Incentives Account
Fund# 252
Awards and Disbursements
1/1/96 - 12/31/97

| City/Municipality | Funding Cycle | Awards | Prior Years Payments | Current Payments | Total Disbursements | Award Balance |
|---|---|---|---|---|---|---|
| Hastings Family Housing Ltd | 96A | $170,000 | | $170,000 | $170,000 | |
| Minnetonka Mills Affordable Housing | 96A | 100,000 | 100,000 | | 100,000 | |
| Minnetonka - Crown Ridge | 96A | 100,000 | 100,000 | | 100,000 | |
| Chaska - East Creek Ltd Partnership | 96A | 130,000 | | 130,000 | 130,000 | |
| Bloomington | 96B | 225,000 | | | - | 225,000 |
| Cottage Grove | 96B | 125,000 | | 125,000 | 125,000 | |
| Maple Grove | 96B | 125,000 | | | - | 125,000 |
| South St. Paul | 96B | 25,000 | | 25,000 | 25,000 | |
| City of Plymouth | 97A | 225,000 | | | - | 225,000 |
| Eden Prairie - Edenvale Townhomes | 97A | 300,000 | | 300,000 | 300,000 | |
| Lakeville - Lakeville Towhhomes | 97B | 100,000 | | | | 100,000 |
| Total Awards | | $1,625,000 | $200,000 | $750,000 | $950,000 | $675,000 |

**Summary by Funding Cycle**

| | Awards | Prior Years Payments | Current Payments | Total Disbursements | Award Balance |
|---|---|---|---|---|---|
| 96A - Spring 1996 | $500,000 | $200,000 | $300,000 | $500,000 | |
| 96B - Fall 1996 | 500,000 | $ - | $ 150,000 | 150,000 | 350,000 |
| 97A | 525,000 | $ - | $ 300,000 | 300,000 | 225,000 |
| 97B | 100,000 | $ - | $ - | | 100,000 |
| Total | $1,625,000 | $200,000 | $750,000 | $950,000 | $675,000 |

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