

\$1.5M grant to deliver 244 affordable rentals

BY BILL CLEMENTS
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The Metropolitan Council is expected on Dec. 8 to award grants totaling \$1.5 million to six affordable housing projects in six communities after a committee approved the grants Monday.

The projects will result in 244 new housing units and 90 rehabbed ones under the council's Local Housing Incentives Account (LHIA) program for 2010.

Meanwhile, the council's Community Development Committee put off until Dec. 6 taking action on awarding \$7.3 million in 26 grants for projects in 18 metro-area cities from the Livable Communities Demonstration Account program.

The committee asked for more information on some of the transit-related elements in several of the proposed projects, said Met Council spokeswoman Bonnie Kollodge.

Both grants are part of the Met Council's Livable Communities Grant Program, which sprang from the Livable Communities Act passed by the Legislature in 1995. The idea is to help metro communities deal with affordable and life-cycle housing, which for the past decade has included a lot of transit-oriented development projects.

The six projects expected to win the 2010 LHIA money are among 22 multifamily rental projects in line to receive \$38.6 million from Minnesota Housing, the Met Council and the Minneapolis-based Family Housing Fund to help with construction of 340 new affordable housing units and the rehab of 2,092 affordable units.

Roseville City Manager Bill Malinen said the committee's decision to approve

Metropolitan Council Local Housing Incentives Account (LHIA) grants totaling \$1.5 million				
Project	Project City	Number of New Units	Number of Units to be Rehabilitated	LHIA Funding Recommendation
Yorkdale Townhomes	Edina		90	\$250,000
Twin Ponds II	Farmington	25		\$250,000
Forest Oak Apartments	Forest Lake	36		\$100,000
West View Estates	Plymouth	67		\$300,000
Sienna Green Phase II	Roseville	50		\$300,000
Village Commons	Savage	66		\$300,000
TOTAL		244	90	\$1,500,000

Source: Metropolitan Council

the \$300,000 grant for the city's Sienna Green Phase II "speaks well of" Minneapolis-based Aeon, formerly the Central Community Housing Trust, which is shepherding the project. "They're a quality operation. They are moving forward and doing a good thing with this whole project."

The building renovated in Phase I has only one-bedroom units, and the new building for Phase II will have one-, two- and three-bedroom units. "So the significance to this Phase II is that there will now be more housing options in that area of Roseville," Malinen said.

The winners:
Yorkdale Townhomes in Edina (\$250,000): The project involves the rehab of a 90-unit development built in 1980. The development has a Section 8 contract for all of its units and is in need of debt restructuring and a comprehensive renovation of the entire development. It consists of 10 one-bedroom units, 56 two-bedroom units, 20 three-bedroom units and four four-bedroom units. All units will be affordable to households at 50 percent or less of area median income (\$42,000 for a family of four). Rents (including utilities)

range from \$744 to \$1,089.

Twin Ponds II in Farmington (\$250,000): The project involves construction of a new 25-unit townhome development of five two-story buildings with attached garages. This is the second phase of the Twin Ponds development; the first phase was finished in 2009. It consists of 18 two-bedroom units and seven three-bedroom units. All units will be affordable to households at 50 percent or less of area median income. Rents (including utilities) range from \$738 to \$812.

Forest Oak Apartments in Forest Lake (\$100,000): The project involves construction of a new 36-unit, three-story elevator building with underground parking. It consists of 18 two-bedroom units and 18 three-bedroom units. All units will be affordable to households at 50 percent or less of area median income. Rents (including utilities) range from \$800 to \$925.

West View Estates in Plymouth (\$300,000): The project involves construction of a new 67-unit, four-story elevator building with underground parking. The 3.56-acre site is just northwest of County Road 47 and Vicksburg and is an

otherwise vacant lot with one single-family house that will be demolished. The project will help meet the city's demands for workforce housing and will have three one-bedroom, 38 two-bedroom, and 26 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income. Rents (including utilities) will range from \$786 to \$1,090.

Sienna Green Phase II in Roseville (\$300,000): The project involves construction of a new 60-unit, four-story apartment building in Phase II of a development on an underused surface parking lot on a 1.1-acre parcel of land adjoining the existing Sienna Green Phase I development. It will have four one-bedroom, 30 two-bedroom and 16 three-bedroom units. All units will be affordable to households at 50 percent or less of area median income. Four of those units will be set aside and marketed to households experiencing long-term homelessness. Rents (including utilities) will range from \$698 to \$1,062 per month.

Village Commons in Savage (\$300,000): The project involves construction of a 66-unit, three-story apartment building with underground parking in the city of Savage. This project will contain 100 percent housing-tax-credit units serving the local workforce. It will have 11 one-bedroom, 34 two-bedroom and 21 three-bedroom units. All units will be affordable to households at 50 percent or less of area median income. Four of those units will be set aside for households experiencing long-term homelessness. Rents (including utilities) will range from \$471 to \$1,090.

Mayo's plans include \$188M facility in Rochester

Mayo Clinic's vision for a new proton beam therapy program includes ambitious plans for new construction.

The program — part of Mayo's plans for a three-site cancer center in Minnesota, Arizona and Florida — requires construction of a \$188 million, 100,000-square-foot treatment facility at the corner of Second Street Northwest and First Avenue Northwest in Rochester.

The building will include space for four treatment rooms.

Mayo expects to construct a similar building near the Mayo Clinic Specialty

third and fourth rooms will be opened six to 12 months after that.

The construction schedule includes time for tasks such as installation of the proton beam system (18 months in the first two treatment rooms) and proton beam testing, commissioning and acceptance (six months), according to Mayo.

Mayo will use proceeds from its capital budget and benefactor support to pay for the projects.

It's too early to say when design and construction bids will be awarded, according to Nicole Bennett Engler, public affairs con-

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