

2024 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

A Report to the Legislature Fulfilling Minnesota Statute 473.254 (e)

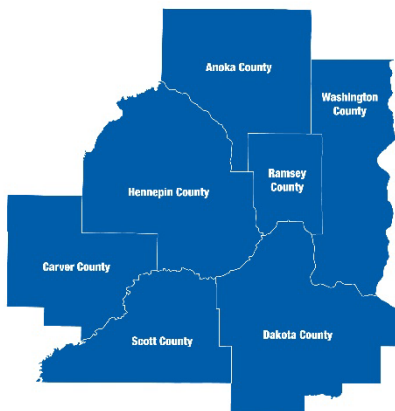
March 2025



The Met Council's mission is to foster efficient and economic growth for a prosperous metropolitan region.

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Met Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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About This Report

The Livable Communities Act (LCA)¹ requires the Metropolitan Council (Council) to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This report provides an overview of LCA programs and activities included in the 2024 Fund Distribution Plan and specific information required by the law about:

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

The legislation states the report may also include recommendations to the legislature on changes to the LCA. This year's report does not include such recommendations.

Enabling Legislation

The Livable Communities Act created a voluntary, incentive-based approach to help communities achieve their community development, redevelopment, and affordable and lifecycle housing goals. It established the Metropolitan Livable Communities Fund, including three ongoing accounts from which eligible communities can apply for funding:

- The **Livable Communities Demonstration Account (LCDA)** gives grants for development and redevelopment projects that achieve connected development patterns linking housing, jobs, and services and maximizing the development potential of existing or planned infrastructure and regional facilities. In 2024, LCDA awards were made through the regular grant category for Development, Pre-Development, Policy Development, Transit Oriented Development (LCDA-TOD), and Affordable Homeownership projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental housing in the metropolitan area.
- The **Tax Base Revitalization Account (TBRA)** helps clean up contaminated land and buildings for subsequent redevelopment that could include commercial, industrial, or housing opportunities. Restoring the tax base, developing more jobs near existing housing and services, and adding affordable housing to the region are primary objectives of this account. In 2024, TBRA awards included grants made through both the regular grant category as well as the Seeding Equitable Environmental Development (SEED) for cleanup of sites in areas with lower construction activity that are also areas of concentrated poverty, higher numbers of jobs that pay low-wages, or more residents who are Black, Indigenous or People of Color.
- A fourth account, the **Inclusionary Housing Account (IHA) is no longer active**. It 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 was held in the IHA prior to communities requesting payment of their grant awards, and those interest dollars were awarded through a final round of IHA grants during 2004.

Only cities, townships, and development authorities are eligible to apply for funds in participating communities. The statutes require communities to establish eligibility before competing for funding by:

¹ Minn. Stat. § 473.25

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

Grant Amounts Available, Requested, and Awarded in 2024

Table 1A. Livable Communities Demonstration Account (LCDA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LCDA Development	\$9,800,000	\$25,106,687	\$9,800,000	17	9
LCDA-TOD Development	\$5,500,000	\$6,874,154	\$5,500,000	5	5
Affordable Homeownership	\$3,000,000	\$5,407,683	\$3,000,000	11	10
Pre-Development	\$2,000,000	\$2,729,020	\$2,050,000	17	14
Policy Development	\$400,000	\$200,000	\$150,000	4	4
LCDA totals:	\$20,700,000	\$40,317,544	\$20,500,000	54	42

Table 1B. Local Housing Incentives Account (LHIA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA	\$2,500,000	n/a ²	\$2,500,000	n/a	4
LHIA totals:	\$2,500,000	n/a	\$2,500,000	n/a	4

Table 1C. Tax Base Revitalization Account (TBRA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup	\$4,500,000	\$3,882,204	\$3,387,900	7	6
Site Investigation	\$250,000	\$190,913	\$90,900	3	2
Seeding Equitable Economic Development (SEED)	\$500,000	\$83,041	\$251,600 ³	1	1
TBRA totals:	\$5,250,000	\$4,056,158	\$3,730,400	10	9
Total, all funds:	\$28,450,000	\$44,473,702	\$26,730,400	69	55

² Since applicants apply for LHIA awards through the Minnesota Housing Consolidated RFP, we do not collect data on request amounts or total number of applications for this program.

³ Original application amount was adjusted after review with regional funding partners.

Expected Benefits to the Region

Newly funded projects with 2024 LCA grants are expected to help deliver many benefits to the region, including the following:⁴

- Create or retain over 600 jobs
- Create or preserve over 1,300 affordable housing units⁵
- Create nearly 700 market rate housing units
- Increase the regional tax base by nearly \$650,000 annually⁶
- Clean roughly 12 contaminated acres

Aggregate Awards, 1996-2024

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,433 grant awards totaling \$553,824,406 as shown in the table below.

Table 2. Aggregate Awards, 1996-2024⁷

Fund	Award Total	Grants
LCDA	\$310,893,137	508
LHIA	\$64,833,706	264
TBRA	\$173,519,863	648
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$553,824,406	1,433

⁴ Only development projects have been included in these totals. These numbers may include projects that have also been awarded funding in previous years.

⁵ Affordable rental housing units are defined as units that a household making 60% or less of the area median income would not pay more than 30% of their income on housing costs (including utilities). Homeownership opportunities are considered affordable if a household earning 80% of the area median income would not pay more than 30% of their income towards housing costs (including insurance, utilities, and maintenance).

⁶ This is only calculated for development projects in the TBRA programs.

⁷ These totals may differ from award totals at the time of grant approval due to the inclusion of grants that have relinquished funds over time.

2024 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2024

Grantee	Grant Name	Grant Program	Award	Project Summary
Carver County CDA	Franklin Avenue Project	LCDA Affordable Homeownership	\$69,875	Project will build one four bedroom/1.75 bathroom single family home on a vacant infill lot in the City of Watertown. The prior home was demolished after a fire in 2014/2015.
City of Blaine	Blaine Manufactured Home Replacement Need and Feasibility Assessment	LCDA Pre-Development	\$56,500	Assessment of building conditions, costs, and financing options to prioritize replacement of an estimated 190 homes out of 851 manufactured homes and maintaining affordability for existing residents.
City of Bloomington HRA	Single Family with ADU's	LCDA Affordable Homeownership	\$100,000	Project will build two single family homes with detached accessory dwelling units (ADUs). These units are expected to be the first ADUs in the community, as the zoning use has only recently been adopted by the community. Given the unique feature of an ADU, the project will target first-time homebuyers and multi-generational households. Homes Within Reach is amending their ground lease for this project to allow the owners to rent the ADUs at affordable prices, creating additional opportunities for wealth building.
City of Bloomington HRA	Opportunity Housing Ordinance Housing Nexus Study	LCDA Policy Development	\$45,000	Inform changes to the Opportunity Housing Ordinance to target development of homes affordable to households living on 50% and 30% AMI.
City of Bloomington HRA	Southview Estates	LHIA	\$700,000	Southview Estates is a substantial rehabilitation of a 47-unit building, focusing on large families, families with children, high priority homeless individuals, and people with disabilities. 10 additional units of housing will be created.
City of Brooklyn Center	CAPI Immigrant Opportunity Center (two grants)	LCDA Development	\$1,750,000	CAPI seeks to expand its Immigrant Opportunity Center "campus". CAPI envisions a two-story mixed-use retail/ commercial space to become the new home of CAPI's Financial Opportunity and Benefits Enrollment Centers, tenant space for BIPOC-led nonprofit partners.
		LCDA Pre-Development	\$296,000	

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Brooklyn Center	The Community Corner	LCDA Development	\$1,500,000	The Community Corner project is being developed by New Generations and will provide 32 units of permanent supportive housing. All units are affordable to households living on 30% AMI and target Veterans who are experiencing homelessness or may have physical or developmental disabilities. The project includes commercial space that will provide a workforce center offering vocational rehabilitation, career, and employment services to the community and tenants. Additional space is provided for youth programming and a youth-led coffee shop.
City of Brooklyn Center	Brooklyn Center Opportunity Site Phase 1 Public Infrastructure	LCDA-TOD Development	\$2,000,000	Large, multi-phase mixed use project with commercial space, event center, affordable and market rate housing, and public gathering space.
City of Eden Prairie	Homes Within Reach Partnership	LCDA Affordable Homeownership	\$28,377	As part of a planned project for six homes, identify, purchase, rehabilitate, and bring into the Eden Prairie Homes Within Reach program one single family, townhome, or condo dwelling for sale.
City of Falcon Heights	Amber Flats Affordable Housing	LCDA Pre-Development	\$204,000	92 total apartments affordable to households living on 60% of AMI with a unit mix of twenty-three (23) 1-bedroom units and forty-six (46) 2-bedroom units and twenty-three (23) 3-bedroom units.
City of Hugo	Single Family and Multi-Family Residential Standards and Policy Revisions	LCDA Policy Development	\$50,000	The single family and multi-family zoning standards and policy review will include zoning district standard analysis, evaluation of commercially zoned property that could include higher density housing, sustainability practices, and implementation of streamlined processes for development.
City of Little Canada	Little Canada County Road B East Senior Housing Project	LCDA Development	\$490,000	Little Canada Senior Affordable Housing Development will include 106-units of affordable senior (age 55+) rental housing.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Maplewood	Beebe Meadows	LCDA Affordable Homeownership	\$525,000	The project had been stalled and property vacant for several years before Twin Cities Habitat for Humanity (TCHFC) purchased it. Project will construct seven single family homes at the corner of Beebe Road and Larpenteur Ave E. Three of the homes will be slab-on-grade and visitable for ease of access for people with disabilities. There are challenges with the site being in a wetland area, and TCHFH has been working with the Watershed District. TCHFH reports neighbors have expressed support for the project.
City of Medina	Melrose Commons	LHIA	\$450,000	Melrose Commons is a proposed new construction, 50-unit apartment building with a mix of 12 one-bedrooms, 20 two-bedrooms, 12 three-bedrooms, and 6 four-bedroom units. Of the 50 units, 15 will be designated as supportive housing for seven High Priority Homeless individuals and eight units for People with Disabilities.
City of Minneapolis	A Home of Our Own (Minneapolis Avenues)	LCDA Development	\$1,000,000	New site for expanding operations of Avenues for Youth. The new site will include 20 shelter and transitional beds, three emergency overnight beds, and eight first-step apartments to expand the variety of housing options for young people experiencing homelessness. Additionally, the site will provide flexible space for on-site programs and services designed to help youth address physical, mental, and chemical health challenges.
City of Minneapolis	Cheatham Apartments	LCDA Development	\$1,710,000	Mixed-income apartment building near 38th Street light rail station with supportive services and workforce development onsite.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Minneapolis	New Nicollet Redevelopment	LCDA Pre-Development	\$75,000	The project will strive to provide opportunities for the private sector to create living wage jobs by requiring that new buildings provide commercial space on the first floor of buildings facing Nicollet Ave and Lake Street. The project will intensify the land use of the site through the redevelopment of approximately 100,000 square feet of single-story retail. Housing will be included on the upper floors of the building. Affordable housing is required to be included in the housing-component.
City of Minneapolis	PennWood Village and Community Market	LCDA Pre-Development	\$50,000	Develop affordable housing and a grocery store on underutilized site.
City of Minneapolis	Remnant	LCDA Pre-Development	\$150,000	Design and market studies for up to 40 affordable apartments with supportive services and ground level community-focused commercial space. The project will also support workforce development by offering onsite job training services.
City of Minneapolis	Swank Eatery	LCDA Pre-Development	\$75,000	The existing building is over 100 years old and will be remodeled to provide a "food hall" concept restaurant with 4-6 food vendors spaces and an open dining area. The second floor will provide office space (up to 8 smaller offices) and potentially more dining spaces.
City of Minneapolis	The Resolute	LCDA Pre-Development	\$150,000	The 0.6-acre site includes a former restaurant and a duplex that have been vacant for three years. Potential contaminant of concern is lead-based paint and possibly asbestos within the buildings and unknown fill soils.
City of Minneapolis	Indigenous Wealth Building Center (formerly known as Mni Sota Fund Headquarters)	LCDA-TOD Development	\$500,000	The center will integrate a variety of uses, including offices, coworking spaces, event spaces, and a community-focused business operated by a Native entrepreneur.
City of Minneapolis	Rise Up Center	LCDA-TOD Development	\$500,000	Expected benefits include renovation of the existing building into a 68,870 square foot workforce development center and multi-tenant commercial space.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Minneapolis	The LOMA	LCDA-TOD Development	\$1,000,000	The LOMA will create 62 affordable, culturally appropriate housing units for seniors that come from different cultural backgrounds and may have more than one generation living in a household. The project offers a range of affordable housing including 16 units affordable to households living on 30% AMI, 42 units for households living on 50% AMI, and 4 units affordable for households living on 60% AMI. Additionally, 7 units will be reserved for people that are experiencing homelessness. Ground floor commercial space will be made affordable and targeted to local BIPOC small business owners. Service providers will be located on site for tenants and offer a range of vocational rehabilitation and job resources.
City of Minneapolis	The Warren	LHIA	\$500,000	Six-story, 61-unit multi-family rental housing building of 60 very affordable housing units and one caretaker unit. The Warren will include a unit mix that includes one-, two-, three-, and four-bedroom apartments for affordable for households living on or below 30-50% AMI. In addition to its very affordable structure, The Warren will set aside 15 units of permanent supportive housing - eight (8) for High Priority Homeless households and seven (7) for Persons with Disabilities.
City of Minneapolis	Cheatham Apartments	TBRA Cleanup	\$1,326,500	Mixed-income apartment near 38th St light rail station with supportive services and workforce development onsite.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Minneapolis	Native American Community Clinic	TBRA Cleanup	\$352,800	The NACC Housing Project (NACC-H) will be co-developed and co-owned by the Native American Community Clinic (NACC) and Wellington Management, Inc. The project site is located on the American Indian Cultural Corridor along Franklin Avenue. NACC currently owns and operates a health clinic on this project site; the existing building is in fair to good condition and is currently in use for federally qualified health center services. NACC-H will include an expanded clinic combined with affordable housing, medical exam rooms, dental exam rooms, office/patient areas, and dedicated space for mental and behavioral health.
City of Minneapolis	Rise Up Center	TBRA Cleanup	\$274,500	Expected benefits include renovation of the existing building into a 68,870 square foot workforce development center and multi-tenant commercial space.
City of Minneapolis	2211 Broadway Street NE	TBRA SEED	\$251,600	Renovation of a 56,300 square foot industrial building into a multi-tenant space with a community center, worship space, classrooms, restaurant, daycare, and office space for lease.
City of Minnetonka	Minnetonka Mills	LCDA Affordable Homeownership	\$500,000	Project will construct ten “Zero-Energy-Ready” twin-home units at Mills Church. Currently, half of the property is covered by an unused parking lot. Twin Cities Habitat for Humanity plans to maintain the apple orchard and tree-cover that are also on the property. The project will also improve stormwater management for both the residential development and nearby church.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Minnetonka	West Hennepin Co. - Scattered Sites	LCDA Affordable Homeownership	\$180,000	Homes Within Reach will acquire, rehabilitate, and sell homes in the western suburban Hennepin County area. Homes will only be in Livable Communities Act (LCA) participating cities. This partnership will preserve homes that are often torn down and replaced with larger, more expensive homes. Often, Homes Within Reach will reconfigure homes through the rehabilitation efforts, making them more modern and functional.
City of Newport	Newport Zoning Ordinance Update	LCDA Policy Development	\$20,000	Re-evaluate city development procedures and design standards to better facilitate new development of multi-family and missing middle housing in the community.
City of Richfield	Aster Commons	LCDA Development	\$850,000	Aster Commons is a new 38-unit deeply affordable multifamily project on Portland Avenue South in Richfield that will primarily target young adults living with neurodiverse conditions. Aster Commons will not be age restricted, but it will aim its lease-up efforts towards neurodiverse young adults. The housing includes 20 units affordable to young adults living on 30% AMI and 18 units affordable to young adults living on 50% AMI. There are 7 units set aside for High Priority Homeless (HPH) individuals and 6 units set aside for individuals who qualify as Persons with Disabilities (PWD). Project amenities include a rain garden, paver path, paver patio, community room, zen rooms, and on-site management and services offices.
City of Richfield	City of Richfield Multi-Family (MR-2) and High Density Multi-Family (MR-3) Zoning Code Update.	LCDA Policy Development	\$35,000	The project is a re-write of the City's "Multi-Family" (MR-2) and "High Density Multi-Family" (MR-3) zoning districts to facilitate infill construction and accommodate a diversity of "missing middle" housing types. The intended outcome is to stimulate the development of a wider variety of more attainable housing that serves a greater segment of the population.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Richfield	Penn Station (two grants)	LCDA Pre-Development	\$100,000	New construction 42-unit affordable housing development with seven units set aside for High Priority Homeless residents and six units set aside for People with Disabilities.
		LHIA	\$850,000	
City of St. Paul	1036 Marshall Avenue	LCDA Affordable Homeownership	\$760,169	The proposed project is an affordable six-unit townhome infill development that will be sold to households earning between 60% and 80% Area Median Income (AMI). Each unit will include 3 bedrooms and the project will prioritize providing ample shared green space and other family-oriented amenities.
City of St. Paul	1570 White Bear Ave. N. (GloryVille) (two grants)	LCDA Development	\$1,210,000	Mixed-use development that will provide 87 units of affordable rental housing and 25,130 total square feet of commercial/retail space.
		LCDA Pre-Development	\$225,000	
City of St. Paul	1036 Marshall Ave (Rondo CLT)	LCDA Pre-Development	\$75,000	The proposed project is an affordable six-unit townhome infill development that will be sold to households earning between 60% and 80% Area Median Income (AMI). Each unit will include 3 bedrooms and the project will prioritize providing ample shared green space and other family-oriented amenities.
City of St. Paul	1449 Reaney Avenue E (East Side Tennis and Community Center)	LCDA Pre-Development	\$100,000	Concept designs and sustainability studies for a non-profit community center and city park on a 15-acre site. The community center is expected to include multi-purpose space, classrooms and a workforce development opportunity for Black, Indigenous, and youth of Color, retaining 5 full-time equivalent (FTE) jobs and adding 15 new FTE jobs.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of St. Paul	680-694 Minnehaha Ave. E (Hamm's Brewery Redevelopment: West End & East End)	LCDA Pre-Development	\$200,000	This development is an adaptive re-use and new construction of the 4.88-acre former Hamm's Brewery Complex by JB Vang. The project will be home to a multicultural artist and residential hub with a thriving marketplace representative of the St. Paul community. It will provide a wide variety of affordable housing options including rental and ownership units, as well as site improvements designed to facilitate place-making.
	(two grants)	LCDA-TOD Development	\$1,500,000	
City of St. Paul	42 Water Street W.	TBRA Cleanup	\$364,200	Expected benefits include partial demolition and renovation of remaining 35,000 square feet of the existing building into a commercial fitness facility, stormwater management, and right-of-way improvements.
City of St. Paul	Gloryville	TBRA Cleanup	\$1,000,000	Mixed-use development that will provide 87 units of affordable rental housing and 25,130 total square feet of commercial/retail space.
City of Vadnais Heights	Vadnais Heights Drive Project	LCDA Development	\$490,000	Mixed income new construction residential building, including larger units for families.
City of White Bear Lake	Wildwood Rowhomes	TBRA Cleanup	\$69,900	Nine market-rate townhomes and renovation of a building to be used for amenity space.
City of Woodbury	Karen Drive Apartments	LCDA Development	\$800,000	Mixed-income housing development with larger units for families.
Roseville Economic Development Authority	CLT Scattered Site	LCDA Affordable Homeownership	\$375,000	As part of a planned four home project, create three affordable homeownership opportunities in Roseville through either (1) purchasing land, demolition (if needed), and construction of new single family or twin-home dwellings or (2) acquiring and rehabilitating homes.
Scott County CDA	Moraine CLT Homes	LCDA Affordable Homeownership	\$200,000	As part of a planned 10 home project, create two two-story new construction affordable homeownership opportunities in Shakopee. Scott County used \$1.4M of American Rescue Plan Act funds to prepare the site and public utilities.

Grantee	Grant Name	Grant Program	Award	Project Summary
South St. Paul Economic Development Authority	Wakota Crossing Site Investigation	TBRA Site Investigation	\$44,400	Potential benefits include 400,000 square feet of industrial space in three new buildings to be built in two phases.
St. Louis Park Economic Development Authority	Loffler Crossing (two grants)	LCDA Pre-Development	\$293,500	Design, cost analysis, market studies, and financing options for a transit-oriented development with approximately 170 mixed-income apartments (including units affordable to household earning 30% of the area median income or less) with neighborhood-scale commercial space.
		TBRA Site Investigation	\$46,500	
St. Paul Port Authority	Serenity Townhouses	LCDA Affordable Homeownership	\$261,579	Amani Construction will collaborate with Rondo Community Land Trust to ensure long-term affordability and sustainable homeownership within the community. Serenity Townhouses will include 19 new townhomes that meet Zero-Energy-Ready standards.

Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region.⁸ Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. Between 2011 and 2014, the Council developed its plan, *Thrive MSP 2040* (Thrive). Thrive has five outcomes that define our shared regional vision: stewardship, prosperity, equity, livability, and sustainability. Thrive's principles of integration, collaboration, and accountability guide how the Council carries out its policies to advance those outcomes.⁹

The Livable Communities Act programs make awards consistent with criteria set in the enabling statute and implements Thrive through Council investments. The following is a list of Livable Communities program accomplishments for 2024.

1. 77 cities participated in the program for the year 2024. (Figure 2)
2. The Council's 2024 LCA grant awards continue to reflect both the communities' and the Council's emphasis on development and redevelopment in compact, mixed-use, and mixed-income projects with convenient access to a variety of transportation modes, including transit. The 2024 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas. These factors help further the Thrive Prosperity outcome of "[e]ncouraging redevelopment and infill development across the region."
2. The 2024 TBRA awards are expected to add nearly \$650,000 in annual net tax capacity to the metropolitan area.
3. The 2024 LCA awards funded projects that offered affordable housing opportunities in cities of Minneapolis, St. Paul, Brooklyn Center, Little Canada, Richfield, Vadnais Heights, Woodbury, Bloomington, Maplewood, Minnetonka, Medina, Eden Prairie, Roseville, and Scott and Carver counties. In total, the 2024 LCA awards will assist with the rehabilitation or construction of over 2,000 housing units, over 1,300 of which will be affordable.¹⁰ These affordable units are affordable to households living on less than 60% of the area median income, which is less than \$74,520 annually or an hourly wage of roughly \$35 per hour for a full-time job. These homes are affordable to people who are preschool teachers, bus drivers, security guards, cooks, bookkeepers, and human resource generalists, among others.
4. The 2024 LCA awards will assist with adding or retaining over 600 permanent jobs.¹¹ These jobs will help further the Thrive Prosperity and Equity outcomes.
5. Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that also mitigate a portion of the city heat-island effect. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants also help to reduce the vehicle miles

⁸ [Visit the Metropolitan Council "Who We Are" webpage](#)

⁹ [Visit the Metropolitan Council "Thrive MSP 2040" webpage](#)

¹⁰ Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

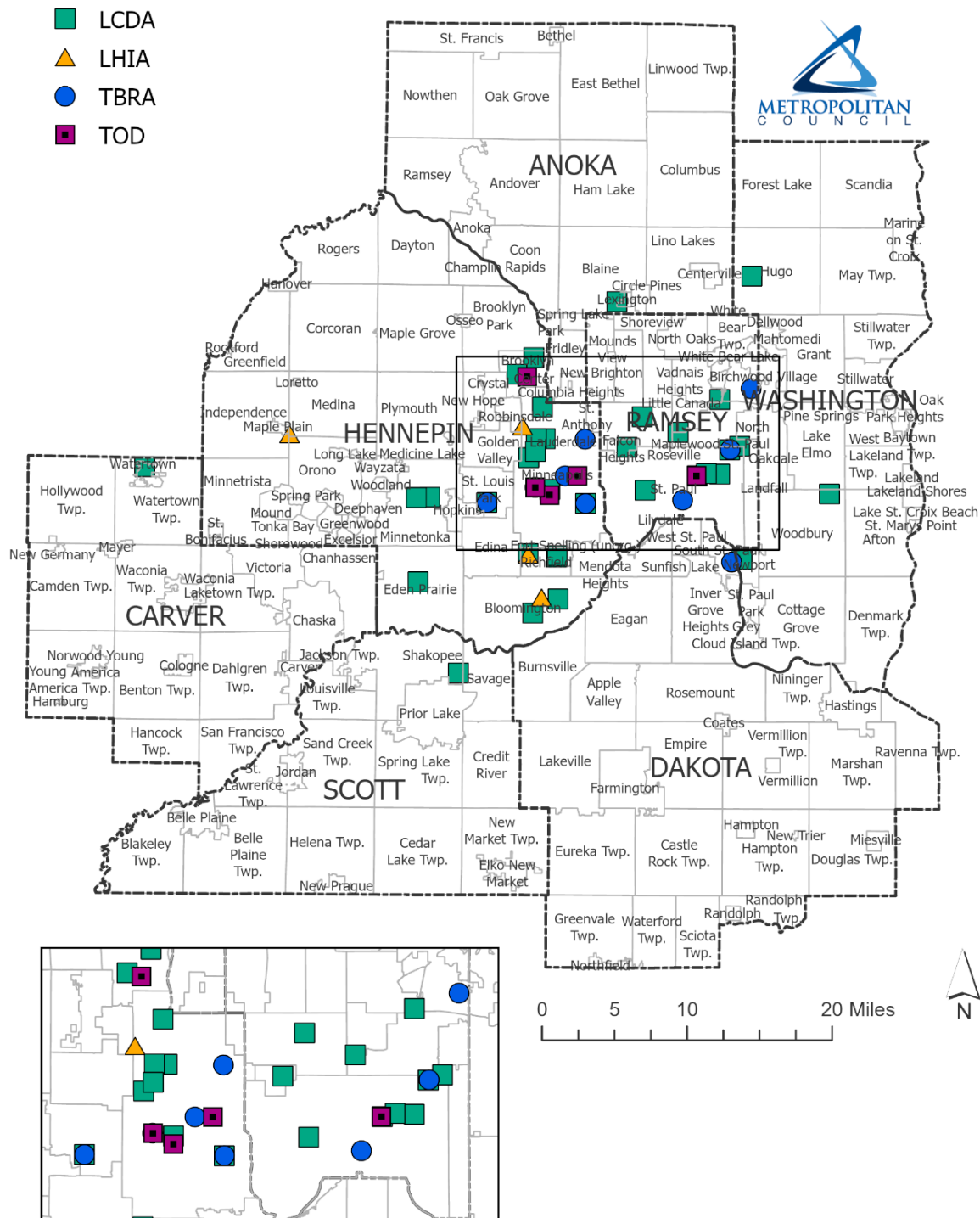
¹¹ Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

traveled in the metropolitan area, thereby reducing air pollution and congestion. Together, these factors help further the Thrive Stewardship outcome.

6. During 2024, the Council continued to fund transit-oriented development (LCDA-TOD) grants specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation, helping further the Thrive Equity and Livability outcomes.
7. In 2024, one TBRA SEED grant totaling \$251,600 was awarded, helping further the Thrive Equity outcome by funding a project in a defined equitable development area.
8. The Affordable Homeownership program aims to help close the racial homeownership gap and create affordable homeownership opportunities in parts of the region where it is most challenging to do so. In 2024, the LCDA Affordable Homeownership program awarded 10 grants totaling \$3,000,000 to expand affordable homeownership opportunities in the cities of St. Paul, Bloomington, Maplewood, Minnetonka, Eden Prairie, Roseville and the counties of Carver and Scott. These opportunities will help further the Thrive Prosperity and Equity outcomes.
9. In 2024, the LCDA Policy Development program awarded four grants totaling \$150,000 to support local policy initiatives in the cities of Bloomington, Hugo, Newport, and Richfield, helping transform the regional development environment to be more conducive to meet the housing needs.

Figure 1. Map of Livable Communities Act Grants Awarded, 2024¹²

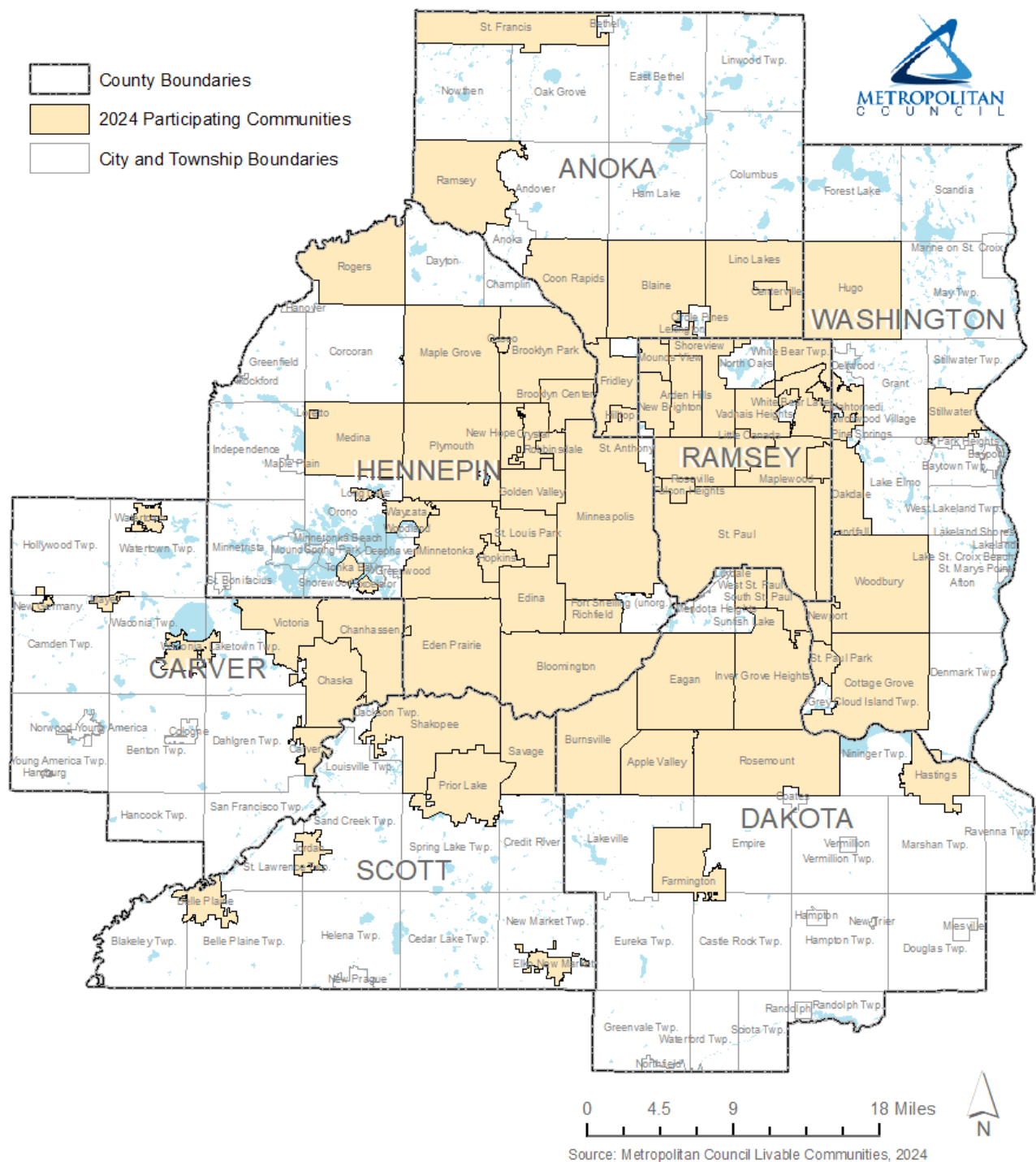
Grant Programs:



Source: Metropolitan Council Livable Communities, 2024

¹² Scattered site projects are represented as single point at the city hall or office location of the grant recipient.

Figure 2. Livable Communities Act, Participating Communities, 2024





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