

2025 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

April 2026



METROPOLITAN
C O U N C I L

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 2025 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.

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 2025, LCDA awards were made through categories for Development, Pre-Development, Policy Development, Transit Oriented Development (TOD), and Affordable Homeownership projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental housing in the metropolitan area. In 2025, the Metropolitan Council accepted applications for funding from this account through the Minnesota Housing Multi-Family Consolidated Request for Proposals.
- The **Tax Base Revitalization Account (TBRA)** helps investigate and clean up contaminated land and buildings for subsequent redevelopment that could include housing, commercial, and industrial 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 2025, TBRA awards included grants in the categories of investigation, cleanup, and Seeding Equitable Environmental Development (SEED) for investigation and cleanup of sites in areas with lower construction activity that are also

¹ Minn. Stat. § 473.25

areas where a significant portion of the population live in poverty, there are more 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 for projects in Livable Communities participating municipalities. To be eligible to compete for funding, the statutes require municipalities to:

- negotiate long-term affordable and lifecycle housing goals with the Council;
- adopt 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
- make at least the minimum annual expenditure on affordable housing activities required by a formula provided in the law. The formula is based on each municipality'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.

Recommended Changes to the Livable Communities Act

The LCA allows the Met Council to recommend changes to the legislation in this annual report. The Met Council recommends administrative changes to streamline the program and grant administration process,² as well as to allow Tribal governments to be eligible recipients of Livable Communities grants.³

Streamlining: The LHIA (Minn Stat. 473.254) establishes the guidelines to participate in funding from any of the four LCA accounts. The Met Council proposes simplifying the enrollment process and removing barriers for many cities accessing funding from this account by:

1. Making it clearer that enrollment is required for grants from all LCA funding accounts. The effectiveness of the LCA program is directly related to the number of municipalities that participate, so it benefits the region if it is clear and simple to participate.

² The proposal to streamline the LCA program and grant administration process was included in [H.F. 3882](#), introduced in the 2025-2026 session.

³ The proposal to make Tribal governments eligible for grants through the LCA was included in [H.F. 3884](#) and [S.F. 4136](#), introduced in the 2025-2026 session.

2. Removing the Met Council adoption and public hearing requirement to enroll in the program. Municipalities will have already held a local public hearing prior to adopting the housing goals and resolution required for enrollment. Holding another public hearing at the Met Council level is duplicative.
3. Allowing for rolling enrollment in the program. Annual enrollment unnecessarily slows down development projects.
4. Allowing for municipalities to revoke their participation on a rolling basis. If enrollment is on a rolling basis, municipalities should be able to revoke participation on a rolling basis.
5. Removing the requirement that grantees match funds awarded from the LHIA on a dollar-for-dollar basis. The intent of the match requirement (Minn. Stat. 473.254 Subd. 6(2)) is to ensure local engagement and support for affordable housing; however, LCA participating municipalities already have to demonstrate that they have spent an annual Affordable and Life-cycle Housing Amount (ALHOA) to draw down any awarded funds. Additionally, not all cities have the same ability to match LHIA funds, potentially creating inequities in funding patterns. Finally, removing the match requirement would add efficiency in the administration and reimbursement process for LHIA grants.

As currently written, the LCA excludes Tribal governments from eligibility for grants. Tribal trust land is not subject to the regional levy that, by statute, funds the LCA grant programs. However, tribal members representing 150 Native nations live outside of trust land, within the 7-county metropolitan area, and contribute tax dollars to the levy, including in the local jurisdictions that choose to participate in the LCA program. In the Met Council's experience, tribal governments from across Minnesota own land in cities across the region in fee, meaning they operate in the same way a county or a private developer would. Tribal governments have proposed developments funded by LCA grants through the cities where the projects are located. The Met Council proposes adding Tribal governments as an eligible grantee, allowing them to apply for and receive funds directly, rather than as sub-grantees of a local unit of government (such as a city or township).

Grant Amounts Available, Requested, and Awarded in 2025

Table 1A. Livable Communities Demonstration Account (LCDA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Pre-Development	\$2,000,000	\$2,604,500	\$2,000,000	11	9
Policy Development ⁴	\$200,000	\$150,000	\$150,000	3	3
Development & TOD Development	\$15,700,000	\$33,100,000	\$15,750,000 ⁵	23	15
Affordable Homeownership	\$3,000,000	\$9,165,515	\$3,000,000	13	6
LCDA totals:	\$20,900,000	\$45,020,015	\$20,900,000	50	33

Table 1B. Local Housing Incentives Account (LHIA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA	\$2,500,000	n/a ⁶	\$2,500,000	n/a	4
LHIA totals:	\$2,500,000	n/a	\$2,500,000	n/a	4

⁴ In the Fall 2025 funding opportunity for Livable Communities Policy Development grants, the Metropolitan Council expanded the call for applications to include affordable housing program development as an expanded use, supplementing the opportunity with funds for this purpose from a federal award. An additional five applications were submitted for the expanded use, requesting \$211,000. In addition to the grants made with LCDA funds, the Council awarded four grants totaling \$161,000 using the federal funds.

⁵ The \$50,000 in unawarded funding from the Policy Development opportunity was reallocated to the Development opportunity, as allowed by the 2025 Fund Distribution Plan.

⁶ When applicants apply for LHIA awards through the Minnesota Housing Consolidated Request for Proposals, project teams ask for funding for their total project across all available sources. Therefore, there is not a specific number of requests to the LHIA fund, and project teams do not request a specific dollar amount.

Table 1C. Tax Base Revitalization Account (TBRA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup	\$5,000,000	\$5,523,354	\$5,459,500	13	13
Site Investigation	\$500,000	\$234,650	\$234,600	3	3
Seeding Equitable Economic Development (SEED)	\$500,000	\$274,230	\$274,200	3	3
TBRA totals:	\$6,000,000	\$6,032,234	\$5,968,300	19	19
Total, all funds:	\$29,400,000	\$51,052,249	\$29,368,300	69	56

Expected benefits to the region

Newly funded projects with 2025 LCA grants are expected to help deliver many benefits to the region, including the following:⁷

- Create or retain over 1,900 jobs, 1,500 of which will pay a living wage⁸
- Create or preserve nearly 2,700 affordable housing units⁹
- Create over 800 market rate housing units
- Increase the regional tax base by nearly \$2.2 million annually¹⁰
- Clean roughly 43 contaminated acres

⁷ Only awards to development projects have been included in these totals. These may include projects that have also been awarded funding in previous years.

⁸ A living wage in 2025 was calculated as \$59,500 per year.

⁹ Affordable rental housing units are defined as units that a household making 60% or less of the area median income could afford and not pay more than 30% of their income on housing costs (including utilities). Homeownership opportunities are considered affordable if a household earning 80% or less of the area median income would not pay more than 30% of their income towards housing costs (including insurance, utilities, and maintenance).

¹⁰ This is only calculated for development projects in the TBRA programs.

Aggregate awards, 1996-2025

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,489 grant awards totaling \$583,192,706 as shown in the table below.

Table 2. Aggregate Awards, 1996-2025¹¹

Fund	Award Total	Grants
LCDA	\$331,793,137	541
LHIA	\$67,333,706	268
TBRA	\$179,488,163	667
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$583,192,706	1,489

¹¹ 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.

2025 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2025

Grantee	Grant Name	Grant Program	Award	Project Summary
Anoka County HRA	Heights Ridge Apartments	LHIA	\$750,000	This project includes a four-story, 50-unit apartment building and 12 townhome-style units across three buildings. Lutheran Social Services will serve as the lead service provider, delivering case management and wraparound services. Units will be income restricted to families making at or below 30% of Area Median Income and making 31-50% of Area Median Income.
Bloomington HRA	Blooming Meadows South	LCDA & TOD Development	\$2,000,000	This project will rehab an existing, 306-unit affordable housing development that is income restricted to families making 60% of Area Median Income or below. The rehab will replace the roof, reinforce existing balconies, update the elevator, replace the electrical system, repair the plumbing and provide upgrades and repairs to unit interiors.
Bloomington HRA	Bloomington Affordable Homeownership Program-4-acre subdivision	LCA Pre-Development	\$270,000	The Bloomington Housing and Redevelopment Authority (HRA) is acquiring lots to build single and two-family affordable homeownership opportunities. The HRA is partnering with emerging developers to develop the properties, and all homes will be affordable to households earning at or below 80% of Area Median Income.

Bloomington HRA	Bloomington Family Townhomes	LCA Pre-Development	\$130,000	The project will support necessary maintenance at Bloomington Family Townhomes (BFT), an existing 20-unit scattered-site, affordable housing development. Seventeen of the units are three-bedroom units, providing housing choice for families. All units are affordable to families making 60% of Area Median Income or below. The current median income of families living in the units is \$25,600.
City of Apple Valley	Valley Station Apartments - Apple Valley	LCDA & TOD Development	\$808,000	This project will create 144 new units of mixed-income housing. 25% of the units are three-bedroom units to accommodate families. The development team is partnering with Esusu, an organization that helps renters raise their credit scores by reporting on-time rent payments. 129 of the 144 units will be affordable to families making 60% of the Area Median Income or below.
City of Brooklyn Center	2025 ACER Shingle Creek Center Redevelopment	LCDA & TOD Development	\$900,000	This project will redevelop an existing strip mall into 12 commercial rental spaces that will house retail businesses and restaurants. African Career, Education, and Resources, Inc. (ACER), the development organization, offices will be located in the new redevelopment and will include a community space and house a workforce training program.
City of Brooklyn Center	Amani Construction and Development – 5400 Block of Brooklyn Boulevard	LCA Pre-Development	\$152,500	This project will develop 11 energy-efficient, for-sale townhomes on a currently vacant site. The homes will be affordable for purchase by families making 80% of Area Median Income or less.

City of Columbia Heights	800 53rd Avenue NE – Redevelopment to High Density Residential	LCA Pre-Development	\$250,500	This project will develop 248 new affordable units available to families making 51-60% of the Area Median Income. Nearly half of the units will have three or more bedrooms to accommodate families.
City of Columbia Heights	City of Columbia Heights Lincoln Avenue Communities Phased Redevelopment	LCDA & TOD Development	\$1,500,000	This project will develop 248 new affordable units available to families making 51-60% of the Area Median Income. Nearly half of the units will have three or more bedrooms to accommodate families.
City of Cottage Grove	Hadley Ridge Apartments – Cottage Grove	LCDA & TOD Development	\$785,000	This project will create 164 units of mixed-income housing, many of which are two- and three-bedroom units to accommodate families. The project will use income averaging so that on average the units are affordable to families making 60% of the Area Median Income.
City of Eden Prairie	Housing Analysis in Support of Zoning and Land Use Update	LCA Policy & Program Development	\$50,000	The city will conduct an analysis of existing and potential future housing stock to support recommendations and adjustments to housing and land use policies and programs.
City of Edina	Zoning and Subdivision Ordinance Update	LCA Policy & Program Development	\$50,000	The city will complete an update to the Zoning and Subdivision Ordinance based on recommendations from the 2024 Zoning and Subdivision Ordinance Audit report. The update will better align the zoning and subdivision ordinances with the goals and policies of the Comprehensive Plan, incorporate goals from the City's Climate Action Plan, including increasing opportunities for affordable housing and supporting a wide variety of housing types.

City of Falcon Heights	Larpenteur Avenue Senior	LCDA & TOD Development	\$432,500	This project will create 110 units of mixed-income senior housing, age-restricted to residents aged 55 years and older. Twelve of the units will be affordable to seniors making less than 30% of the Area Median Income.
City of Golden Valley	Missing Middle Housing Study to Update Zoning & Policy	LCA Policy & Program Development	\$50,000	The project supports the creation of local missing-middle housing solutions/tools that can be implemented to align with local housing goals and increase the range of housing types in the community. Policy recommendations intend to improve the effectiveness of existing programs such as the Home Ownership Program for Equity (HOPE).
City of Hopkins	501 Mainstreet (2 grants)	LCDA & TOD Development	\$892,000	The project is an infill multifamily housing development and will create 40 new housing units, 4 of which will be affordable to families making 51% - 60% of Area Median Income. The project will be Phius certified, recognizing high standards in environmental sustainability. The project will redevelop a vacant lot in downtown Hopkins into a sustainably built housing project.
		LCA Pre-Development	\$300,000	
City of Little Canada	99 County Road B - 106 Unit Affordable Senior Housing Development	LCDA & TOD Development	\$432,500	This project will include 106 units of mixed-income senior housing, age restricted to residents over the age of 55 years. Ninety-four of the units will be affordable to seniors making 60% or less of the Area Median Income.

City of Maplewood	Duluth Street Request	Affordable Homeownership Program	\$400,000	This project will develop four new homeownership opportunities affordable to households earning 80% of the Area Median Income on a site that has been vacant for several years. Homes will include sustainability features that keep ongoing utility and maintenance costs manageable for families.
City of Minneapolis	1345 Central	LCDA & TOD Development	\$600,000	This project will create 64 new units of affordable housing and will include ground floor production space for a local business to grow its operations. The units will be affordable for residents making less than 50% of the Area Median Income. Three of the housing units will be set aside for Hennepin County Health and Human Services clients.
City of Minneapolis	2116 Nicollet	LCDA & TOD Development	\$1,500,000	The project will create 53 new units of affordable housing affordable to residents making less than 50% of the Area Median Income, along with office space and programmable community space. The units are a mix of furnished single room occupancy (SRO) and shared facility SROs. Eleven of the units are set aside for High Priority Homeless residents and another six will be reserved for people with disabilities.

City of Minneapolis	EPIC + R	LCDA & TOD Development	\$500,000	This project will create 68 affordable units and over 11,000 square feet of commercial space dedicated to a daycare center, an entrepreneur incubator/production space, and retail/office use. The housing units will be affordable to families making less than 50% of the Area Median Income. Fifteen of the housing units will be designated for individuals experiencing homelessness and persons with disabilities. The project has a commitment to Passive House Institute (PHI), Net Zero Ready, and SB 2030 standards.
City of Minneapolis	Flour Exchange	LHIA	\$650,000	This project will redevelop a historic, mostly vacant office building into a 110-unit apartment building with amenities. Eighty-four of the units will be affordable to families making less than 50% of the Area Median Income. Project amenities will include on-site management, a 12th-floor rooftop deck and amenity space, on-site laundry, and historic interiors.
City of Minneapolis	Henn 25 Shops	TBRA Cleanup	\$130,900	This project will renovate 17,300 square feet of commercial space for new and retained commercial tenants and 2,000 square feet into one, 3-bedroom apartment affordable to a family making 60% of the Area Median Income.

City of Minneapolis	Native American Community Clinic & Housing	TBRA Cleanup	\$250,500	This project will expand the existing clinic, including medical exam rooms, dental exam rooms, office/patient areas, and dedicated space for mental and behavioral health. The project will also include 83 units of housing affordable to families making 60% or less of the Area Median Income.
City of Minneapolis	NE Green Campus Expansion Project	TBRA Cleanup	\$965,900	This project will create office and training facility with a garage and greenhouse, hoop building, and a timber frame building for an agricultural nonprofit focused on youth training and a 33-unit affordable senior housing development, including 10 units for high-priority homeless households living with HIV/AIDS. All units will be affordable to residents making less than 30% of Area Median Income.
City of Minneapolis	Pedzo Star Properties	Affordable Homeownership Program	\$229,212	As part of a five-home preservation and rehabilitation project, four homes will be completely gutted and rehabilitated and sold to households earning 80% of the Area Median Income. The rehab will make older homes safer, more energy efficient, and functional for larger families.
City of Minneapolis	Rise Up Center	TBRA Cleanup	\$49,200	This project will renovate the existing building into a 68,870 square foot workforce development center and multi-tenant commercial space.
City of Minneapolis	The CORA	TBRA SEED	\$189,200	This project will create 90+ residential units in addition to 3800 sq. ft. of first floor retail/office space divided into 3-4 units. All units will be affordable to households making 30-60% of the Area Median Income. The project includes age-restricted units to create a multi-generational community.

City of Minneapolis	The Curve Northeast	TBRA Cleanup	\$477,000	This project will create 34,400 square foot commercial development with a ground-level grocery and upper-level daycare and the addition of two stormwater treatment area.
City of Minneapolis	Zaria	LCDA & TOD Development	\$1,600,000	This project will redevelop a former bank site into 90 new units of affordable housing targeted towards families. 87% of the units are two-, three-, or four-bedroom units. Fourteen of the units will be set aside for High Priority Homeless individuals and people with disabilities. The units will be affordable to families making less than 50% of the Area Median Income.
City of Minnetonka	Mill Church Townhome project	Affordable Homeownership Program	\$420,000	The project will construct ten “Zero-Energy-Ready” twin-home units. 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. The homes will be affordable to families making 80% of the Area Median Income or less.
City of Minnetonka	Scattered Site Acquisition/Rehab/Resale	Affordable Homeownership Program	\$300,000	As part of a 20-home project, the project team will purchase, rehab, and sell 12 homes to households earning 60%-80% of the Area Median Income. Rehabilitation improves the health, safety, and energy efficiency of the homes, stabilizing costs for new homeowners for approximately the first decade

City of Plymouth	Plymouth Scattered Site / Cornerstone Auto Redevelopment	TBRA Site Investigation	\$150,000	The project will create space for future commercial uses such as a small-scale grocery store, a restaurant, a bank, small multi-tenant retail building, or potentially a car wash.
City of Richfield	American Legion Site	TBRA SEED	\$35,000	This grant will support conducting an environmental site assessment to inform feasibility of potential future multi-family housing.
City of St. Paul	1170 Arcade Street (Face to Face) (3 grants)	LCA Pre-Development	\$260,000	The project will create 24 units affordable to youth aged 18-24 making less than 30% of the Area Median Income. In addition to the affordable housing units, operations for the organization Face to Face will be housed in the new development. Face to Face provides comprehensive, wraparound support for youth ages 11-24 through six core service areas: 1) medical, 2) mental health, 3) housing, 4) education and employment, 5) youth justice, and 6) community programs.
		LCDA & TOD Development	\$1,250,000	
		TBRA Cleanup	\$60,800	
City of St. Paul	642 Selby Avenue - Rondo Community Land Trust Vertical Mixed-Use Development (The Beasley) (2 grants)	TBRA Cleanup	\$150,000	This project will develop new 5-story building with 20 ownership condos affordable to households earning 80% of the Area Median Income or less, with 2,840 square feet of ground level retail.
		Affordable Homeownership Program	\$900,000	
City of St. Paul	680-694 Minnehaha Ave - Hamm's Brewery West End – HazMat Abatement for Historic Rehab (2 grants for the West End)	TBRA Cleanup	\$1,500,000	This portion of the Hamm's Brewery redevelopment would provide 86 new housing units, 59 of which are affordable to families making 60% of the Area Median Income or less, designed for artists and will include amenities for local artists.
		LCDA & TOD Development	\$750,000	

City of St. Paul	694 Minnehaha Avenue (Hamm's Brewery Redevelopment) (1 grant for the overall Hamm's project)	LCA Pre-Development	\$40,000	This development is an adaptive re-use and new construction of the Hamm's Brewery Complex. The project will include multicultural artist and residential hub and market place. It will provide a variety of affordable housing options including rental and ownership units, as well as site improvements designed to facilitate place-making.
City of St. Paul	Hamm's Brewery - East End Apartments (1 grant for the East End)	LHIA	\$600,000	The East End Apartments will include 110 units of housing affordable to families earning 60% of the Area Median Income or less. The project includes larger units, providing affordable units for large families. The family-friendly building will have indoor and outdoor gathering areas, including community and recreation spaces for residents. The project is located with proximity to transit, trails, recreation opportunities, and childcare.
City of St. Paul	708 Marshall Ave - Rondo Revitalize	TBRA SEED	\$50,000	This project will create 23 rental units affordable to families making 60% of the Area Median Income or less.
City of St. Paul	Serenity Townhomes	Affordable Homeownership Program	\$750,788	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 homes affordable to families making 80% of the Area Median Income or less.
City of St. Paul	The Lexington Deluxe at 576 Lexington Avenue N.	LCA Pre-Development	\$300,000	This project will create 31 new affordable apartments that are affordable to households living on 30% to 80% of the Area Median Income.

City of St. Paul	Torre de San Miguel	LHIA	\$500,000	Torre de San Miguel needs physical improvements to maintain it as dignified, affordable housing. The rehab includes new roofs, energy-efficient mechanical systems, renovated resident units, modernized common areas and community spaces, and extensive site improvements. The units are affordable to families making 51-60% of the Area Median Income.
Hastings Economic Development and Redevelopment Authority	Hastings Gateway Block Redevelopment	TBRA Site Investigation	\$55,300	This project will create apartments with ground-level commercial space and possibly townhomes.
Inver Grove Heights Economic Development Authority	Dickman Trail Industrial Development	TBRA Site Investigation	\$29,300	This project will create 27,000 square feet of industrial space in at least 3 buildings including office and warehousing with both indoor and outdoor storage.
Richfield HRA	Penn Station	TBRA Cleanup	\$303,200	New construction 42-unit affordable housing development with 7 units set aside for High Priority Homeless and six units set aside for People with Disabilities. All units will be affordable to families making 60% of the Area Median Income or less.
Roseville Economic Development Authority	Oyate Ota Center	LCA Pre-Development	\$297,000	This project is a renovation of a 36,000-square-foot former church building into a multi-agency anchor that co-locates three Native American/Indigenous-led organizations American Indian Family Center (AIFC), Interfaith Action's Department of Indian Work (DIW), and the Montessori American Indian Childcare.

Roseville Economic Development Authority	Twin Lakes Technology Center (Former PIK Terminal)	TBRA Cleanup	\$325,000	This project will create 152,250 square feet of light industrial space.
South St. Paul Economic Development Authority	Wakota Crossing Clean Up	TBRA Cleanup	\$471,800	This project includes 79,200 square-foot industrial building, renovation of an existing maintenance garage with office space, and the addition of two stormwater treatment areas.
St. Louis Park Economic Development Authority	Beltline station redevelopment	TBRA Cleanup	\$342,500	This project will create 482 apartments in three buildings, 20,000 square feet of commercial space and structured parking. Eighty-two of the units will be affordable to families making 60% of the Area Median Income or less.
St. Louis Park Economic Development Authority	Minnetonka Boulevard twin homes	TBRA Cleanup	\$432,700	This project includes construction of four affordable twin homes, totaling eight for-sale units. The homes will be affordable for families making between 60%-80% of the Area Median Income.
St. Paul Port Authority	Arts & Amenities at The Heights	LCDA & TOD Development	\$1,800,000	This project will create 1007 housing units at a mix of income levels and tenures. 154 of those units will be homeownership options, both affordable at 80% of the Area Median Income and market rate. The project will create 801 jobs, of which 718 will be living wage.

Effectiveness

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region.¹² Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. In 2025, the Council adopted a new regional development guide, Imagine 2050. Imagine 2050 defines a path toward our shared vision for the region to be:

- equitable and inclusive
- healthy and safe
- dynamic and resilient
- a leader in addressing climate change
- a protector and restorer of natural systems.¹³

In 2025, **78 cities participated in the Livable Communities program**, an increase of one over 2024 (Figure 2). Three additional cities (Anoka, Champlin, and Norwood Young America) have enrolled to participate in 2026.

The Livable Communities program advances the Imagine 2050 goals and criteria set in the enabling statute by awarding grants that:

- Expand housing choice:
 - **Rental Housing:** The 2025 Livable Communities awards funded projects that created or preserved affordable rental housing opportunities in cities of Richfield, Apple Valley, Bloomington, Cottage Grove, Columbia Heights, Falcon Heights, Hopkins, Little Canada, Minneapolis, Minnetonka, Saint Louis Park, and Saint Paul. In total, **the awards will support the rehabilitation or construction of more than 3,500 rental housing units, of which more than 2,600 will be affordable.**¹⁴ These affordable homes are affordable to households earning less than 60% of the area median income, which is less than \$79,440 annually or an hourly wage of roughly \$38 per hour for a full-time job. These homes are affordable for preschool teachers, bus drivers, security guards, cooks, bookkeepers, and human resource generalists, among others.
 - **Homeownership:** In 2025, the Livable Communities program awards will help **create 55 new affordable homeownership opportunities** in the cities of St. Paul, Maplewood, Minnetonka, and Minneapolis. These opportunities to own a home will be affordable to households earning 80% of the area median income, which is \$104,200 annually, or the equivalent of a household where two adults work full-time for \$25/hour.

¹² [Visit the Metropolitan Council “Who We Are” webpage](#)

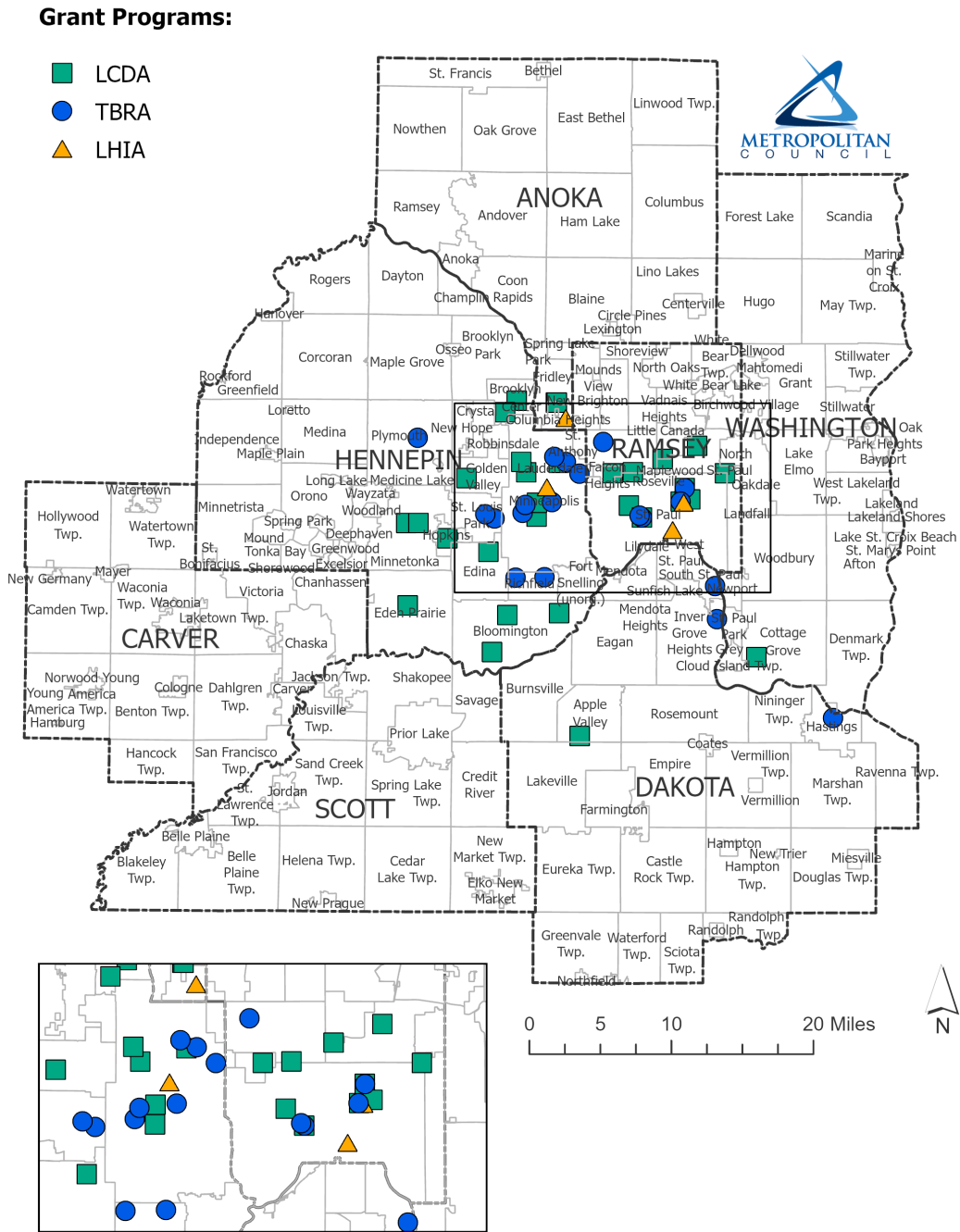
¹³ [Learn more about Imagine 2050.](#)

¹⁴ Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

- **Future Development:** Three 2025 Policy Development grants were awarded, totaling \$150,000, to support local housing policy initiatives in the cities of Eden Prairie, Edina, and Golden Valley, helping **transform the regional development environment to be more conducive to meet the housing needs.**
- Improve safety:
 - The 2025 TBRA awards fund projects that are expected to **increase the annual net tax capacity of the metropolitan area by nearly \$2.2 million.** These tax dollars can be used by local governments to provide essential services.
 - In 2025, three TBRA SEED grants totaling \$274,200 were awarded, helping to investigate and clean up contaminated areas where the majority of residents are Black, Indigenous, and People of Color and where there are more jobs that pay low wages, in addition to other economic factors.
- Ensure everyone can meet their needs in their community.
 - The 2025 Livable Communities awards will assist with adding or retaining over 1,900 permanent jobs, including 1,500 living wage jobs.¹⁵
 - In 2025, the Livable Communities program funded 11 projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines or within one-quarter mile of high -frequency local bus routes.

¹⁵ Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

Figure 1. Map of Livable Communities Act Grants Awarded, 2025¹⁶



¹⁶ Scattered site projects are represented as single point at the city hall or office location of the grant recipient.



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