2026 Livable Communities Funding Recommendation

METROPOLITAN COUNCIL

Livable Communities Program

Celebrating 30 Years!

Incentive grant program to advance Imagine 2050 goals for

- Our region to be equitable and inclusive
- Our communities to be healthy and safe
- Our region to be dynamic and resilient

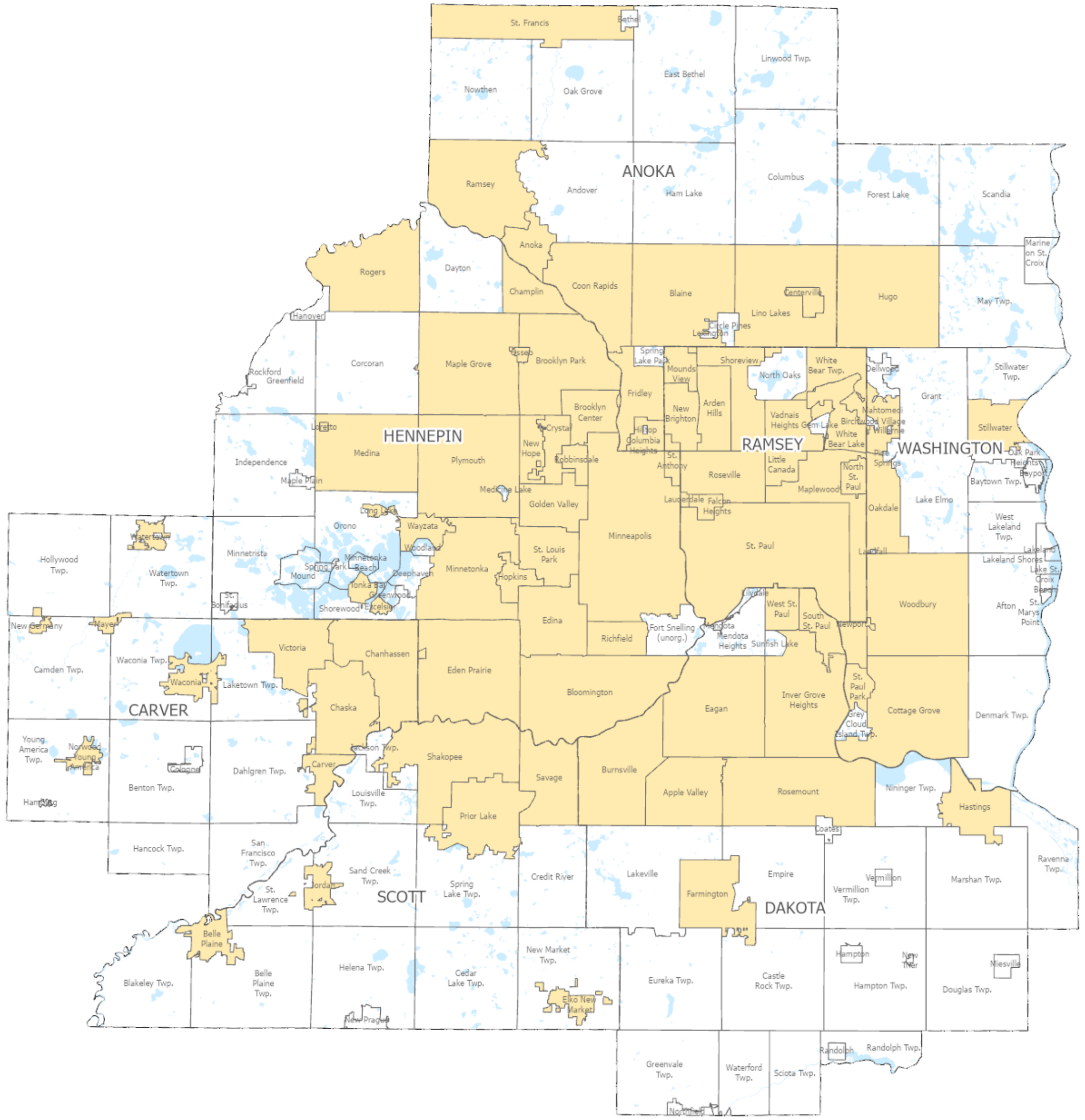
Livable Communities supports these goals by funding capital and environmental cleanup projects that

- Expand housing choices
- Improve safety
- Ensure everyone can meet their needs in their community

2026 Livable Communities Participation

81 Municipalities

- Cities and townships must enroll in the Livable Communities program
- Participating cities must continue to meet program requirements to remain eligible to apply and draw down funds:
  - Consistency with comp planning requirements
  - Spending on affordable housing-related activities
  - Report on the housing action plan
  - Adopt a fair housing policy



2026 Livable Communities Program Timeline

- **September 2025** — Council approved 2026-2027 Program Design
- **Jan. - Feb. 2026** — Council approves 2026 Funding Recommendation
- **April 15, 2026** — First round of applications due
- **Summer 2026** — First round of awards recommended to Council & Applications due to the Minnesota Housing Consolidated RFP
- **October 15, 2026** — Second round of applications due
- **Winter 2026** — Second round of awards and awards from Minnesota Housing Consolidated RFP recommended to Council
- **2027**

Outreach and Technical Assistance

Livable Communities Funding Accounts

Focus on outcomes not acronyms

The Livable Communities Act (LCA) establishes three funding accounts:

- The **Tax Base Revitalization Account (TBRA)** may be used to fund environmental site investigation and cleanup activities
- The **Local Housing Incentives Account (LHIA)** can be used to help cities meet their local forecasted affordable housing need and requires a local dollar-for-dollar match
- The **Livable Communities Demonstration Account (LCDA)** is the program's most flexible funding account and can be used to advance the goals of the LCA and the regional development guide, Imagine 2050.

2026 Livable Communities Programmable Funds

Base Revenue

- TBRA: $5M
- LHIA: $1.5M
- LCDA: $15M

TOTAL: $21.5

Programmable Reserves

- TBRA: $4M
- No programmable reserves for LHIA or LCDA
- Unrestricted: $10

TOTAL: $14M

Discussion Questions

- What do you like about the outcomes prioritized in the following scenarios?
- What would you like to see prioritized differently?
- How do you want to utilize the programmable reserve?

Scenario 1

Base Revenue

Policy Development	Small Area Planning	Early Stage Development: Environmental Site Investigation	Early Stage Development: Pre-Development	Construction Stage Development: Environmental Cleanup	Construction Stage Development: Homeownership	Construction Stage Development: Rental, Mixed-Use, Commercial	Minnesota Housing Consolidated RFP (multi-family rental housing)	**TOTAL**
$200,000	$400,000	$500,000	$1,400,000	$4,500,000	$3,250,000	$8,750,000	$2,500,000	**$21,500,000**

Scenario 2

Base Revenue + Small Percentage of Reserves

Policy Development	Small Area Planning	Early Stage Development: Environmental Site Investigation	Early Stage Development: Pre-Development	Construction Stage Development: Environmental Cleanup	Construction Stage Development: Homeownership	Construction Stage Development: Rental, Mixed-Use, Commercial	Minnesota Housing Consolidated RFP (multi-family rental housing)	**TOTAL**
$200,000	$400,000	$500,000	$1,400,000	$5,500,000	$3,250,000	$8,750,000	$2,500,000	**$22,500,000**

Scenario 3

Base Revenue + Small Percentage of Reserves

Policy Development	Small Area Planning	Early Stage Development: Environmental Site Investigation	Early Stage Development: Pre-Development	Construction Stage Development: Environmental Cleanup	Construction Stage Development: Homeownership	Construction Stage Development: Rental, Mixed-Use, Commercial	Minnesota Housing Consolidated RFP (multi-family rental housing)	**TOTAL**
$200,000	$400,000	$500,000	$1,500,000	$5,500,000	$3,500,000	$12,400,000	$3,500,000	$**27,500,000**

Discussion Questions

- What do you like about the outcomes prioritized in the scenarios?
- What would you like to see prioritized differently?
- How do you want to utilize the programmable reserve?

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