

Funding Recommendations

2026 Livable Communities Round One Grants



Acknowledgements

Livable Communities Advisory Committee

Suzanne Schefcik – Colliers

Kou Vang – JB Vang Real Estate Advisors

Samantha McKinney – TKDA

Jason Gottfried – Planning Professional

Libin Hashi – Social Service Provider and Developer

Stephanie Hawkinson – City of Edina

Aron Johnson – DJR Architecture

Nate Kabat – City of Chaska

Nichole Klonowski – City of Brooklyn Park

Valerie Quarles – City of Saint Paul

Matthew Ramadan – City of Minneapolis

Der Yang – Greater Twin Cities United Way

Roxanne Kimball – Minnesota Homeownership Center*

Michael Giovanis – Consultant*

*Committee members unable to participate in application review



Acknowledgements

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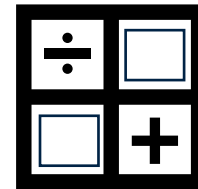
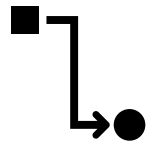
Kate Cilke

Erin Acton



Process

Application Submission and Review Process



1

2

3

4

5

6

7

Applications
Received

Eligibility &
Completeness
Review

Staff Scores
Outcomes

Reviewers
score
Quality
section

Quality
Scores
Averaged &
added to
Outcomes
Score

LCAC & Staff
Funding
Recommendation

CDC
Recommendation

Met
Council
approval

Livable Communities Act

Program Goals

- Create more housing choice
- Support living wage jobs creation
- Reduce greenhouse gas emissions and conserve natural resources
- Improve connections between housing, jobs, and amenities across the region
- Create more equitable development outcomes



Program Updates



Alignment with Imagine 2050.

There are no major changes to the program goals. But there are changes to how we prioritize projects within those goals to follow the new policy guidance.



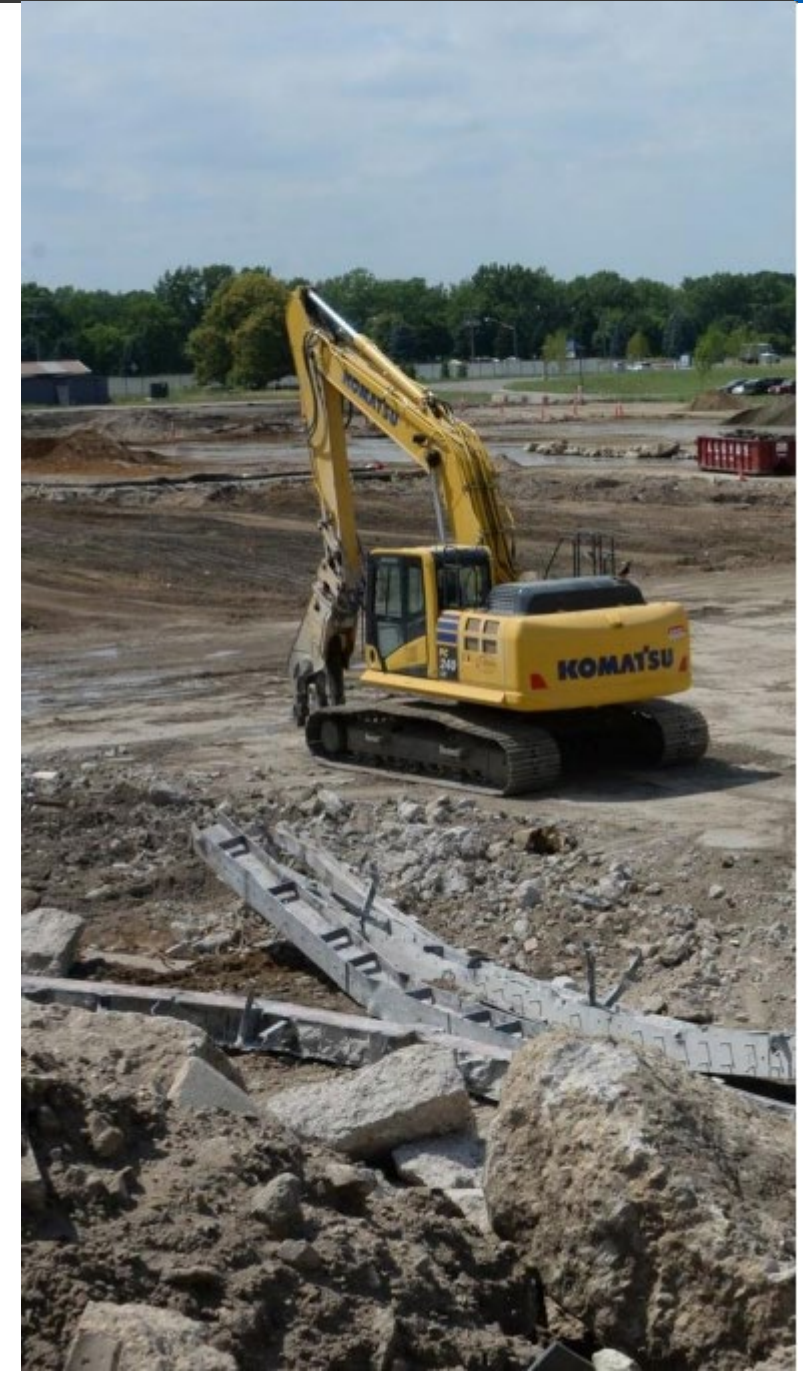
Focus on outcomes, less on acronyms.

We are simplifying the process.

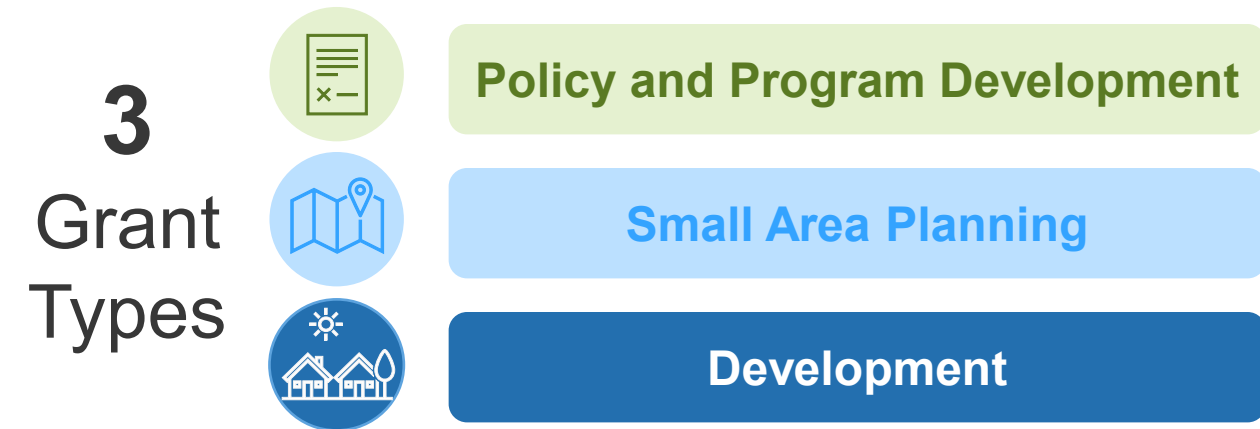
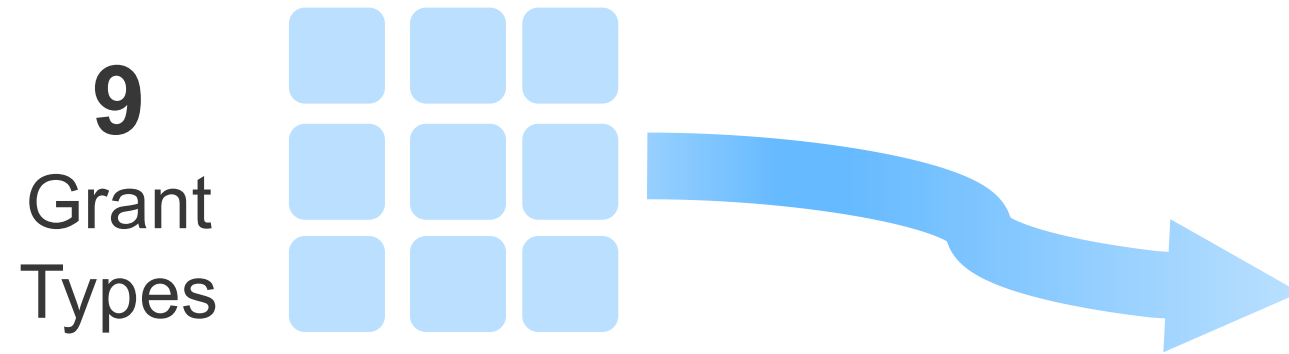


Every community is part of a livable region.

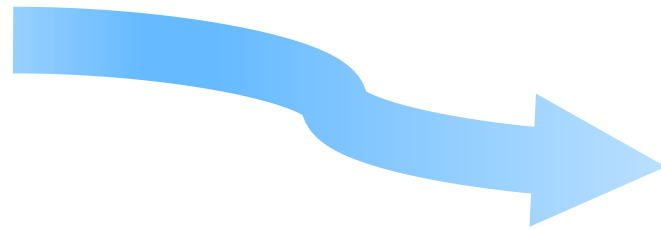
Projects in all participating communities and projects of all sizes that align with regional goals will be competitive.



What's New in 2026

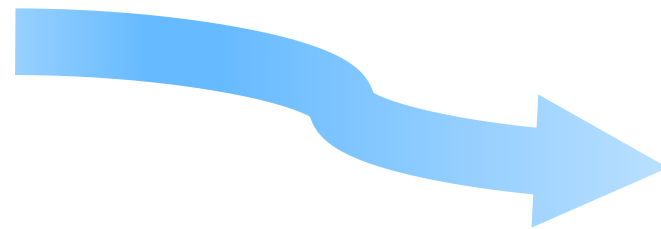


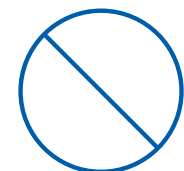
1 X funding
per year



2 X funding per year

3 application
limit



 No Application Limits

Livable Communities Grants

Support Across Stages of Development

Set Conditions for Development

Development



Policy and Program



Small Area Planning



Development

Early-Stage

- Pre-Development
- Site Investigation

Construction-Stage

- Environmental Cleanup
- Homeownership
- Rental, Mixed-Use, Commercial

Overview

Applications Received

46 Eligible Applications	Applications	Requests	Available	\$12 M* Total Funding Available
	26 Development	\$34.4 M	\$11.7 M (\$8.7 M / \$3 M)	
	3 Development & Cleanup*	\$3.4 M		
	6 Cleanup	\$3.9 M		
	7 Policy & Program	\$550.8 K	\$539 K*	
	4 Small Area Planning	\$300.5 K	\$200 K	

*Includes HUD PRO funding

Scoring Structure

Outcomes Score

Quality Score

Outcomes A



Outcomes B
(Development Projects Only)



Reviewer's assessment of
how well the project is
meeting Met Council
objectives
Points vary by objective

Funding Considerations

Available	Funding Type	Outcome Limits	Outcome/Activity
\$11.7 M	\$8.7M Development	\$750,000	Pre-Development
		\$1,750,000	Affordable Homeownership
		\$6,200,000	Rental / Commercial / Mixed Use
	\$3M Cleanup	\$250,000	Environmental Investigation
		\$2,750,000	Cleanup

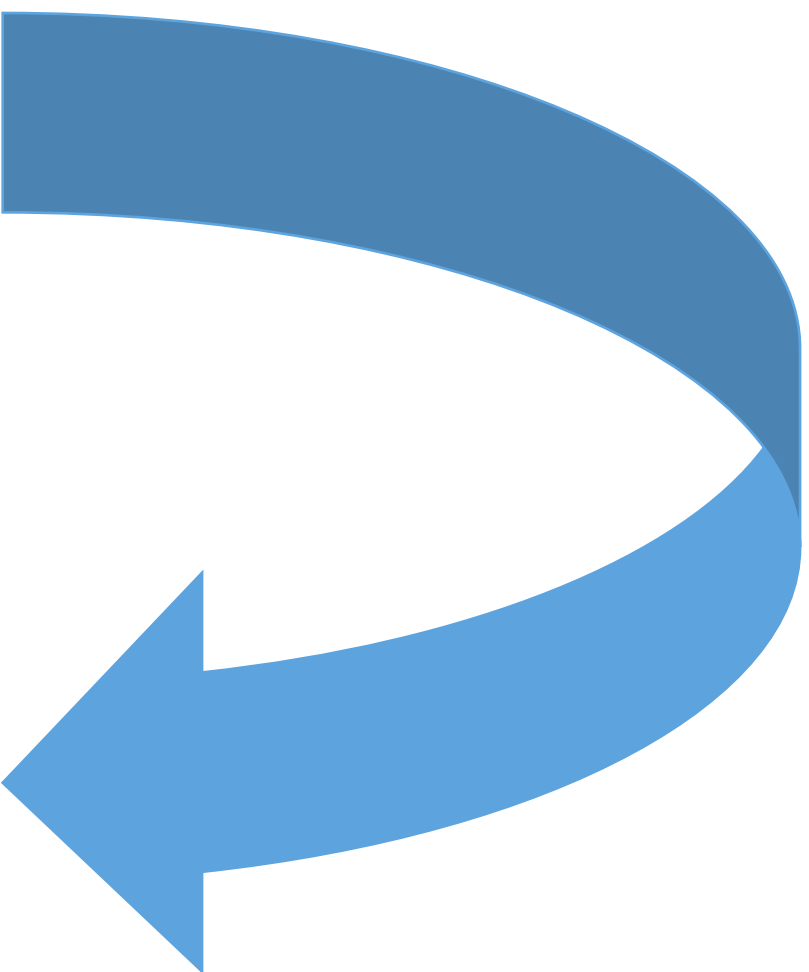
Funding Considerations

Eligible
Requests

\$42.5M

Funded

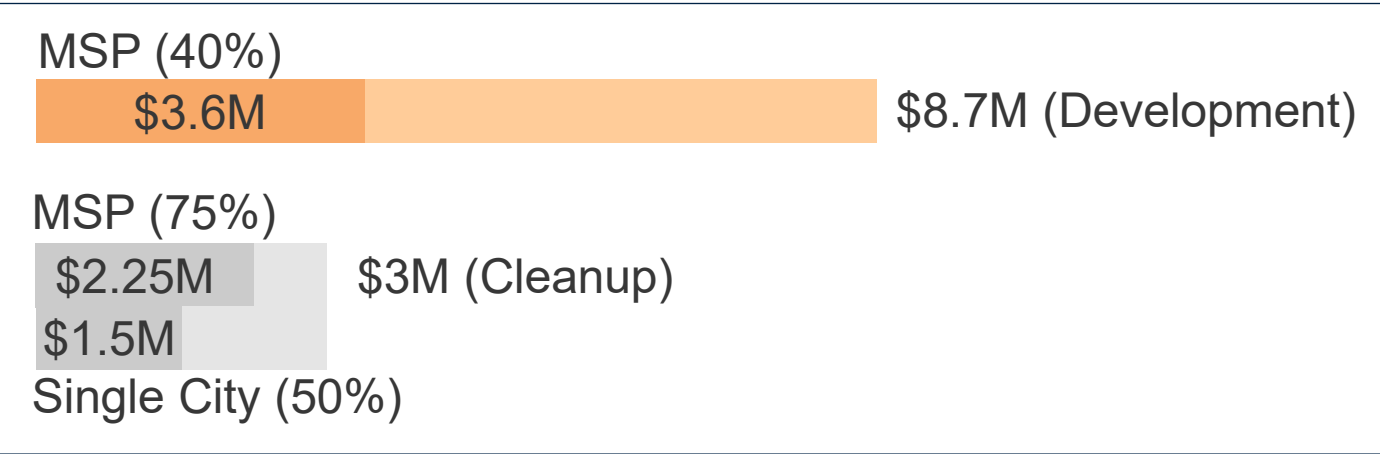
\$12M



Outcome Funding Limits

Pre-Development	\$750,000
Affordable Homeownership	\$1,750,000
Rental / Commercial / Mixed Use	\$6,200,000
Environmental Investigation	\$250,000
Cleanup	\$2,750,000

Geographic Funding Limits



Funding Recommendation

Policy and Affordable Housing Program Development

Project	Applicant	Score	Amount Requested	Amount Recommended
Manufactured Home Contractor Training – Program Development and Partnership	Blaine	33	\$50,279	\$50,279
Housing Action Plan – Policy Prioritization and Implementation	Brooklyn Park	32	\$100,000	\$100,000
Downtown and Residential Zoning Districts Update	New Brighton	30	\$90,500	\$90,500
Policy for New Multifamily Affordable Housing Update	Edina	28	\$100,000	\$100,000
Zoning Code Update (Phase 3) – Refinement, Evaluation, and Cohesion	Saint Louis Park	28	\$75,000	\$75,000
Housing Study to support land use policy and zoning code updates	Rogers	27	\$35,000	\$35,000
Housing Needs Assessment to support redevelopment policies	Arden Hills	25	\$100,000	\$88,221
TOTAL			\$550,779	\$539,000

Funding Recommendation

Small Area Planning

Project	Applicant	Score	Amount Requested	Amount Recommended
Les Bolstad Golf Course Master Plan	Falcon Heights	40	\$100,000	\$100,000
Streetscaping & Wayfinding - Hastings Ave.	Newport	38	\$40,000	\$40,000
Downtown Vision Plan Phase II	New Brighton	36	\$60,500	\$60,000
TOTAL			\$200,500	\$200,000

Funding Recommendation

Early-Stage Development: Pre-Development

Project	Applicant	Score	Amount Requested	Amount Recommended
Jackson and Wheelock*	Saint Paul	64	\$150,000	\$150,000
New Generations LLC Predevelopment Grant	Brooklyn Center	62	\$220,000	\$220,000
African Village – Cultural Destination Mall	Brooklyn Park EDA	58	\$160,000	\$160,000
Rondo Revitalize	Saint Paul	57	\$500,000	\$220,000
TOTAL			\$1,030,000	\$750,000

* Project recommended for both environmental and non-environmental funding

Early-Stage Development

Jackson and Wheelock

City of Saint Paul

Recommended Award:
\$150,000



New Generations LLC Predevelopment

City of Brooklyn Center

Recommended Award:
\$220,000



African Village

City of Brooklyn Park
EDA

Recommended Award:
\$160,000



Rondo Revitalize

City of Saint Paul

Recommended Award:
\$220,000



Funding Recommendation

Construction Stage Development: Homeownership

Project	Applicant	Score	Amount Requested	Amount Recommended
The Beasley	Saint Paul	76	\$2,000,000	\$1,000,000
Bloomington Affordable Homeownership Program	Bloomington HRA	61	\$1,800,000	\$225,000
Moraine CLT – Phase 2	Scott County CDA	60	\$700,000	\$200,000
Two Rivers Community Land Trust	Woodbury HRA	60	\$333,474	\$222,300
White Bear Lake Habitat for Humanity	White Bear Lake	59	\$200,000	\$102,700
		TOTAL	\$5,033,474	\$1,750,000

Construction-Stage Homeownership

The Beasley

City of Saint Paul

Recommended Award:
\$1,000,000



Bloomington Affordable Homeownership Program

City of Bloomington HRA

Recommended Award:
\$225,000



Moraine CLT – Phase 2

Scott County CDA

Recommended Award:
\$200,000



Construction-Stage Homeownership

Two Rivers Community Land Trust

City of Woodbury HRA

Recommended Award:
\$222,300



White Bear Lake Habitat for Humanity

City of White Bear Lake

Recommended Award:
\$102,700



Funding Recommendation

Construction Stage: Rental, Mixed-Use, Commercial

Project	Applicant	Score	Amount Requested	Amount Recommended
250 Freemont	Minneapolis	69	\$2,000,000	\$1,000,000
The Heights, Parcel E1	Saint Paul	67	\$2,000,000	\$410,000
Beltline Station Redevelopment	Saint Louis Park EDA	67	\$1,200,000	\$1,000,000
The Aragon	Saint Paul	67	\$2,000,000	\$410,000
Dreamland on 38 th	Minneapolis	67	\$961,445	\$410,000
Innovation Hub	Shakopee EDA	64	\$2,000,000	\$1,427,400
Fairway Commons *	Falcon Heights	63	\$1,085,168	\$542,600
Hudson Blvd Housing	Oakdale	62	\$2,000,000	\$1,000,000
TOTAL			\$13,246,613	\$6,200,000

* Project recommended for both environmental and non-environmental funding

Construction-Stage Rental / Mixed-Use / Commercial

250 Fremont

City of Minneapolis

Recommended Award:
\$1,000,000



The Heights, Parcel E1

City of Saint Paul

Recommended Award:
\$410,000



Beltline Station Redevelopment

City of Saint Louis Park
EDA

Recommended Award:
\$1,000,000



The Aragon

City of Saint Paul

Recommended Award:
\$410,000



Construction-Stage Rental / Mixed-Use / Commercial

Dreamland on 38th

City of Minneapolis

Recommended Award:
\$410,000



Innovation Hub

City of Shakopee EDA

Recommended Award:
\$1,427,400



Fairway Commons

City of Falcon Heights

Recommended Award:
\$542,600



Hudson Blvd Housing

City of Oakdale

Recommended Award:
\$1,000,000



Funding Recommendation

Site Investigation and Cleanup

Project	Applicant	Score	Amount Requested	Amount Recommended
Norwood Flats	Norwood Young America	87	\$113,440	\$113,400
Ember on Pine ^	Saint Paul	87	\$500,000	\$194,800
Grain Exchange	Minneapolis	84	\$1,943,350	\$1,500,000
Jackson and Wheelock *	Saint Paul	64	\$50,000	\$50,000
Torre de San Miguel	Saint Paul	78	\$400,500	\$400,500
Fairway Commons * ^	Falcon Heights	77	\$168,115	\$88,500
901 Mainstreet	Hopkins	61	\$97,236	\$97,200
Play at the Library	South Saint Paul EDA	60	\$140,000	\$140,000
E5 Energy Property Revitalization Project ^	Savage	43	\$850,000	\$21,800

* Projects recommended for both environmental and non-environmental Funding.

^ Amount recommended was reduced to total grant-eligible amount.

TOTAL \$4,262,641 \$2,606,200

Site Investigation and Cleanup

Norwood Flats

City of Norwood Young America

Recommended Award:
\$113,400



Ember on Pine

City of Saint Paul

Recommended Award:
\$194,800



Grain Exchange

City of Minneapolis

Recommended Award:
\$1,500,000



Site Investigation and Cleanup

Jackson and Wheelock

City of Saint Paul

Recommended Award:
\$50,000



Torre de San Miguel

City of Saint Paul

Recommended Award:
\$400,500



Fairway Commons

City of Falcon Heights

Recommended Award:
\$88,500



Site Investigation and Cleanup

901 Mainstreet

City of Hopkins

Recommended Award:
\$97,200



Play at the Library

City of South Saint Paul
EDA

Recommended Award:
\$140,000



E5 Energy Property Revitalization Project

City of Savage

Recommended Award:
\$21,800



Continuous Improvement



Spring 2026 Feedback and Reflection

- Positive feedback from applicants and reviewers in creating a simplified and streamlined application and review process
- Alignment between application, review process, and scoring guidance
- Completed preliminary internal evaluation and planning improvements for Fall 2026
- Applicant (annual) and Reviewer evaluation survey is planned

Funding Recommendation

Spring 2026 Funding Recommendation

That the Metropolitan Council:

- 1) Award thirty-four (34) Livable Communities Policy and Affordable Housing Program Development grants, totaling \$12,045,200, as shown in Tables 1, 2, and 3 on Business Item 2026-130.
- 2) Authorize its Executive Director of Community Development to execute the grant agreements on behalf of the Council.



Thank You

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