LOCAL AFFORDABLE HOUSING AID (LAHA) SPENDING & PLANS

2026 Housing Policy and Production Survey Results

Tracking LAHA Plans

Funding Overview

LAHA appropriations from the sales and use tax within the seven metropolitan counties (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington) were allocated to cities with a population over 10,000, starting in 2024. This new funding adds to local resources for new affordable housing, the preservation of existing affordable housing, nonprofit affordable housing providers, emergency rental assistance, and other activities. Details on LAHA can be found at Local Affordable Housing Aid | Minnesota Department of Revenue.

The Housing Policy and Production Survey

The Met Council's Housing Policy and Production Survey asks cities and townships for information on housing topics to explore how communities plan for, create, and preserve affordable housing. This annual survey asks about activities completed from the previous calendar year, so the 2026 survey collected information on local actions taken in 2025. Since 2024, the survey has asked a question about cities' plans for or use of LAHA funds. This question has an open-ended format and is an opportunity for cities to share a narrative description of their plans. The 2026 survey question related to LAHA funds asked:

"How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"

City Response Themes

Of the 64 cities that received LAHA funds in 2025, 50 responded to the LAHA questions in the 2026 survey. LAHA recipients report being at different stages of planning for the use of funds and deploying funds. However, many cities have in-depth plans for the funding even if they have not spent their funds. Respondents reported using a variety of spending activities including gap financing for new units, home rehab loans, downpayment assistance, preservation of naturally occurring affordable housing (NOAH), using funds for acquisition, bringing ownership units into community land trusts, allocating funds to emergency rental assistance, mobile home park rehab, group home rehab, shelter updates, and existing county programs. Cities are also using different methods of administration of funds that include nonprofits, counties, and cities through existing programs and new programs and initiatives. City responses reflect strong local partnerships with local organizations, community land trusts, CDAs, and affordable housing developers are used in many cities' projects, efforts to spend LAHA funds, and address local housing needs with their communities. Cities are working with counties on LAHA-related activities in different ways. Some cities have passed all their LAHA funds to their county directly for existing county programs. Other cities report working in coordination with counties to increase community land trust units. And other cities are allocating funding to projects on which counties are also a partner.

Specific City Survey Question Responses

The following table includes the full city responses to the open-ended survey question regarding the use of and plans for the use of Local Affordable Housing Aid.

Table 1. Use of and plans for the use of LAHA by city from Met Council Housing Policy & Production Survey 2026.

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
Anoka	$300,785.48	Established a grant program (SAFE Homes Grant Program) to help Anoka homeowners who are income-qualified (under 80% AMI) and underserved to stay safe, independent, and energy efficient. The grant provides financial assistance for critical home repairs that improve: Safety & Health, Accessibility & Aging in Place, and Energy Efficiency/Utility Cost Reduction. $300,000 was allocated to this program and the minimum grant amount is $5000 with a maximum of $30,000/household. Allocated up to $118,000 (2024 allocation) to a non-profit organization which provides transitional housing to service members, veterans and their families. Each dwelling unit received energy efficient AC units and carbon monoxide alarms. This will more directly improve resident safety, comfort and long-term affordability for the organization. Also, in order to help keep the non-profit's utility costs down, the City of Anoka has allocated up to $70,000 to cover the Haven for Heroes' utility costs for the period of April 2026-April 2027. The City of Anoka is looking at various options for the 2026 allocation. Some options being considered are: Allocating additional funds to the SAFE Homes Grant Program (mentioned above), partnering with a Community Land Trust to rehab affordable single-family homes, buy-down of new homes built on in-fill lots, etc.
Apple Valley	$764,230.98	LAHA funds were used to gap the financing for the Valley Station apartment development and will be used next year also. In addition, several home rehab loans were granted to promote preservation of existing affordable housing.
Blaine	$772,363.98	2025 - Down payment assistance 2026-2027 - Down payment assistance - Assistance to two NOAH properties - Manufactured home replacement - Accessibility/aging in place assistance

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
Bloomington	$1,478,986.21	In 2025, the City used a portion of its LAHA funding to provide direct, income-based assistance for the substantial rehabilitation of a naturally occurring affordable housing condominium. Construction began in November 2025 and is still in progress. The City also committed LAHA funding to the Bloomington Affordable Homeownership program, including initial expenditures related to site acquisition for future affordable homes. In 2026, the City anticipates allocating or spending LAHA resources toward Emergency Rental Assistance, Habitat for Humanity Downpayment Assistance, the Bloomington Affordable Homeownership program, and rehabilitation projects at an existing Housing Tax Credit property and two low-income group homes.
Brooklyn Center	$511,430.20	In 2025, LAHA was used for a deferred loan program through CEE. As it continues to come in, the City still considers the Down Payment Assistance Program. As development or redevelopment opportunities arise, it has been discussed to use LAHA as an incentive for affordable housing developers to increase amenities or subsidize building materials to improve the long-term viability of the product and decrease the potential for code compliance issues in the future.
Brooklyn Park	$1,182,131.67	The Brooklyn Park EDA allocated its LAHA funding to the Naturally Occurring Affordable Housing Program (NOAH) and the Home Rehabilitation Loan Programs. The Rehabilitation Loans include the First Time Homebuyer Down Payment and Closing Costs Assistance as well as the Revolving Loan programs. The EDA currently funds its housing and redevelopment investments using funding from Community Development Block Grants (federal funds), Housing Set Aside (special state legislation), TIF, and the General EDA/HRA levy. Funding from LAHA is supplementing the funding already available for programs that are in high demand. Funding is allocated equally on a 50% / 50% basis between the NOAH Program and the Home Improvement Loan Programs.
Burnsville	$1,141,331.12	LAHA was used to fund homeowner rehabilitation loans, down payment assistance and emergency hotel vouchers. Council will consider the next phase of the LAHA spending plan at the November work session.
Chanhassen	$307,291.88	In 2025, the City of Chanhassen used $75,000 in LAHA funding to help with the acquisition and rehab of an existing home so it could be put into the Carver County Community Land Trust. This was Chanhassen's first land trust home. In the future, Chanhassen is currently planning to use additional LAHA dollars to aid in rehabbing existing affordable rental housing.

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
Chaska	$339,010.59	In 2025, the City of Chaska began discussions with local non-profits, Community Asset Foundation and Beyond New Beginnings, and the Carver County CDA on a housing project designed to serve young mothers struggling with housing insecurity. The City was asked to participate in the project by contributing its Local Affordable Housing Aid allocation. In early 2026, The City approved a Letter of Intent to commit LAHA funds to the project. The project is currently progressing through the planning approval process. The City anticipates this project to commence by fall 2026.
Columbia Heights	$390,248.49	The City is using a portion of its Local Affordable Housing Aid to fund its NOAH deferred loan program and will continue to do so in future years. The City is also currently evaluating additional uses for its LAHA funds.
Coon Rapids	$973,249.10	Coon Rapids used the LAHA dollars to expand its income-eligible programs (deferred loans, the income-eligible low-interest loans, and down payment assistance loans). Coon Rapids continues to use these dollars to assist a larger volume of homeowners with their home improvement and homebuying needs than historically able.
Cottage Grove	$395,263.84	Support towards a 164-unit 60% affordable rental project. (Hadley Ridge Apartments) Utilized 3 years of LAHA funding from 2024 - 2026. Continue to hold the dollars and support additional affordable or work force housing projects as directed in the LAHA policy.
Crystal	$347,956.89	We anticipate that the City Council will adopt a policy for the use of LAHA funds in 2026. The city is required to obligate the first installment of funds no later than 2027.
Eagan	$891,647.99	o The City provided the Dakota County CDA funding to assist with their home improvement loan and radon mitigation grant program for qualified homeowners. o The City provided funds to assist with qualifying homeowners that were part of Housing Improvement Area program assessments. o The City is working with third party providers to administer a rental assistance program.
Eden Prairie	$729,801.28	In 2025, the City of Eden Prairie used Local Affordable Housing Aid (LAHA) to support our First-Time Homebuyer program (down payment assistance), First-Generation Homebuyer program (down payment assistance), and Owner-Occupied Housing Rehabilitation Program. Additionally, the City of Eden Prairie worked with a local service provider, PROP, to support its Emergency Rental Assistance Program. The City of Eden Prairie plans to continue funding the stated housing programs in addition to allocating funds for any larger rehabilitation projects that may arise and allocating funds for future development projects.
Edina	$875,381.99	VEAP - Emergency Rental Assistance - $200,000.00 Affordable homeownership - $581,881.99 Mount Olivet Rolling Acres (group homes) - $93,500.00

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
Fridley	$462,361.10	o Provided the Senior Deferred Loan program to residents making 60% AMI or less. o Provided the Down Payment Assistance Loan Program and Home Betterment Deferred Loan Program to residents making 80% AMI or less. o Offer a Residential Paint and Insulation Program to low and moderate income families.
Golden Valley	$343,754.84	Golden Valley will use LAHA funds to continue financing the HOPE program as well as preserve NOAH units within the community. In addition, the City is looking at other programs in which LAHA funds could be used to increase affordability options in the community.
Hastings	$284,519.48	We have allocated LAHA funding to Dakota County CDA for programming.
Hopkins	$469,274.15	In 2026, we allocated $50,000 from an earlier LAHA distribution for emergency rental assistance through a local nonprofit. We are in the midst of completing a housing assessment and spending priorities plan to identify future uses of LAHA.
Hugo	$185,025.77	The City of Hugo has elected to delegate responsibility of administering LAHA funds within the community. The City may be interested in using the Met Council as a resource for guidance on how to allocate those funds in the future.
Lino Lakes	$247,107.68	In 2025, the City's LAHA funds were available to support eligible housing projects; however, the City did not have any projects requiring the use of LAHA funds that year. The City plans to use LAHA funds going forward through its Home Improvement Grant Program, which will provide financial assistance to income-qualified, owner-occupied households for eligible improvements that help preserve the existing housing stock, improve health and safety, and extend the useful life of homes.
Little Canada	$196,954.17	We did not technically issue the LAHA funds until 2026, but we came to an agreement with the 99 County Road B 106-unit affordable senior housing project to provide $200k in LAHA dollars . . . Moving forward, we are partnering with NeighborWorks to use the funds for preservation, particularly in our MFHP where data shows residents are financially distressed. As many of our 300+ manufactured homes age, the funding is critical to ensure residents have a safe place to call home.

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Maple Grove	$754,878.03	The City of Maple Grove plans to utilize its Local Affordable Housing Aid (LAHA) funds to support affordable housing development and preservation in the community. A primary use of LAHA funds will be to provide financial support for the Fernbrook Senior Housing project, a proposed 90-unit affordable senior housing development on City-owned property. LAHA funding will help address the project's financing needs and advance the City's goal of expanding affordable lifecycle housing. The City also plans to use remaining LAHA funds to preserve and improve existing affordable housing. Potential uses include rehabilitation of scattered-site affordable rental homes and improvements to Woodland Mound Apartments, a City-owned affordable apartment property. These investments will help maintain the quality and long-term affordability of existing housing. The City will also evaluate additional housing programs that could be supported with LAHA funds, including a potential single-family rehabilitation program to assist homeowners with necessary improvements to their homes. The City will prioritize the use of LAHA funds for programs that preserve existing affordable housing, address housing rehabilitation needs, and expand affordable housing opportunities in Maple Grove.
Maplewood	$587,609.31	No funds were issued in 2025. But on April 13, 2026, the Maplewood City Council approved a $300,000 Local Affordable Housing Aid (LAHA) request from Twin Cities Habitat for Humanity to provide gap funding for the Beebe Meadows and Duluth Street projects - $150,000 designated for Duluth Street (first two units) and $150,000 for Beebe Meadows (final three units). Staff were directed to prepare an agreement with Habitat.
Minneapolis	$8,595,226.41	Use of the LAHA funding is determined through the City's annual budget process. In 2025, the City utilized LAHA to support the following activities: o Assist in the production of deeply affordable housing units through the City's Affordable Housing Trust Fund program o Support the City's role in homelessness response o Support the City's Homeowner Repairs Assistance Program, providing rehab funding to vulnerable, low-income residents o Support the City's Minneapolis Homes Program, providing gap assistance to developers to build and/or renovate affordable ownership units
Minnetonka	$800,422.83	The city has not yet utilized LAHA funds but intends to use them to support the affordability gap in a development project. The city plans to use the funds to create affordable housing units.
Mounds View	$190,312.22	We created a LAHA policy that targets our three mobile home parks to be used for rehab and energy efficiency projects. The program will be rotated to a different park annually and marketing pamphlets and on-site property manager meetings have taken place. We created an agreement with the Center for Energy and Environment to prescreen applicants base on income and contracting services to install the energy efficient materials and equipment.

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
New Brighton	$362,731.84	In 2025, the City elected to retain its LAHA funds for future utilization once the total available dollars allowed for something substantial. This year, that decision allowed the City to approve the creation of its first-ever low-interest home rehabilitation loan program with specialized eligibility requirements targeting lower-income residents who might not otherwise have access to a conventional loan to fund livability improvements to their home. That program will be funded (to start) with $350K of LAHA dollars which may be adjusted upwards depending on demand.
North St. Paul	$200,342.92	The city used those funds to help pay for the development of 2 new housing units on a vacant city-owned lot.
Oakdale	$465,072.10	o In 2025, the City of Oakdale conducted a housing study. The study was used in part to help determine what LAHA-funded activities would have the greatest net benefit to existing and future Oakdale households. o Following completion of the study, the City Council set official goals and priorities for the use of LAHA funds. These goals and priorities had an emphasis on preserving existing housing stock and creating affordable housing opportunities. o The goals and priorities set forth by the City Council led to the City rolling out two programs in Oakdale in 2026, in partnership with the Washington County CDA: the First Generation Homebuyer Grant, which assists first-generation homebuyers with up to $10,000 in grants for home purchases, and the Home Improvement Loan Program, which provides low-cost home improvement loans to help eligible Oakdale single-family homeowners afford critical repairs and keep their homes in good shape.
Plymouth	$933,261.85	The City is still evaluating potential uses of LAHA funds. Conversations have identified two initiatives for the funding: o Retain the LAHA dollars to build a larger fund balance and utilize it to provide funding to an affordable housing development o Supplement the current First Time Homebuyer to provide additional opportunities to income qualified homebuyers in the community.
Prior Lake	$266,897.98	o $32,125 of LAHA funds were used to assist Twin Cities Habitat for Humanity with the construction of new affordable housing units that were sold to residents making 80% AMI or less. o $31,190 of LAHA funds were used to assist Twin Cities Habitat for Humanity with the construction of new affordable housing units that were sold to residents making 80% AMI or less. o $50,000 of LAHA funds were used to assist The Link Passageways with updates at an emergency shelter for youth ages 12 to 17 who are victims of sex trafficking. Youth at this location are provided with on-site supportive services.
Ramsey	$316,780.38	Ramsey's LAHA policy is in the works with adoption expected in September 2026. It will have two parts - owner-occupied exterior improvements (windows, siding, doors, roof, etc.) and interior/emergency improvements (furnace, water heater, air conditioning, etc.). The Council is also considering a one-time contribution to a three-unit mixed use non-profit housing provider.

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Richfield	$643,862.57	$80,000 in LAHA funds were used to support our Downpayment Assistance Program. In 2026 and 2027, LAHA will provide funds for Emergency Rental Assistance and our new rehabilitation program(s).
Robbinsdale	$260,120.48	Fund balance is in special city fund with intent to utilize for affordable housing programs and projects.
Rogers	$81,601.11	The City of Rogers has not yet allocated our bi-annual LAHA funding. City elected officials are currently weighing different options for how they would like to move forward with these funds. It is anticipated that our current, and potentially future, funds will be allocated in 2027. City staff have been in conversations with a local non-profit who would create a new home buying assistance and rehab loan program with the funding.
Rosemount	$232,874.92	The money was provided to Dakota County CDA to administer housing programs.
Roseville	$563,752.51	Roseville spent 2025 developing a Strategic Plan to identify priorities for spending LAHA funds. Roseville is working on developing programs to address those priorities in 2026.
Savage	$407,869.99	In 2024 the City entered into a Joint Powers Agreement with the Scott County Community Development Agency to administer the LAHA funds. Highlighted are meeting goals of the 2040 Comp Plan including preservation of existing housing, homeownership and affordable housing. The CDA seeks out properties that are for sale to add to the County Land Trust program.
Shoreview	$334,672.99	We allocated 200,000 to our Home Improvement and Down Payment assistance programs. We have not allocated the remainder yet as our council and EDA have not decided on what they would like to allocate the additional funds to.
South St. Paul	$313,527.18	South St. Paul has partnered with the Dakota County Community Development Agency (CDA) to have Dakota County administer specific programs on the City's behalf using our LAHA funds. These programs include radon mitigation and home rehabilitation loans. Currently, the Dakota County CDA administers a home rehabilitation loan program on behalf of the City using CDBG funds. This program is currently underfunded, which is evident by the waitlist for the program. Local LAHA funds will allow the City to continue to meet the local needs for home rehabilitation loans, especially with concerns related to the viability of CDBG programs/funding long-term. The City anticipates using its LAHA funding in 2026 to make improvements to the City's two public housing buildings. There are additional repairs that are needed to the facilities, including electrical upgrades and a roof replacement. The City's LAHA funds can help address these maintenance items sooner.
St. Louis Park	$848,543.09	The city used the LAHA funds to enhance our existing programs that are eligible under LAHA including, but not limited to: emergency rental assistance, Down Payment Assistance, First-Generation homeownership program.

City	2025 Certified LAHA Amount	City responses to: "How did your community use the Local Affordable Housing Aid (LAHA) from the Metro Area Sales and Use Tax in 2025? What are your upcoming plans for LAHA funds?"
St. Paul	$5,715,601.90	We allocated $3M from LAHA for downpayment assistance (including the Inheritance Fund) in 2025 and plan to use future allocations of our LAHA funds to support downpayment assistance for households planning to buy a home in St. Paul. LAHA funds are also being used for Emergency Rental Assistance (ERA). ERA was allocated $1M in 2025. We plan on continuing to use these funds for these sources and using LAHA for multifamily development.
Stillwater	$263,644.78	No use in 2025, but entered into two partnerships to utilize LAHA funds in 2026: a. 2/3 of funds will be shared with Washington County CDA for use in rehabilitation loans and in support of community land trust projects. Additional dollars will be allocated if the home was constructed before 1946. b. 1/3 of funds will be shared with Valley Outreach for use in a new Emergency Rental Assistance pilot project to support seniors, veterans, and families with children.
Vadnais Heights	$209,424.77	Building the fund balance to support future programs or projects.
Waconia	$189,363.37	$20,000 = Carver County CDA Land Trust $125,000 = Carver County CDA Trails Edge Senior Apartment Building $91,000 = Carver County CDA Spruce Street Apartments $14,220 = Mt. Olivet Group Home
West St. Paul	$455,854.70	We spent a portion of our LAHA dollars for rent support/stabilization, we partnered with 360 Communities and our local school district to find the right parties to distribute the funds to. We are planning/hoping to continue to support this program, but also currently working with Twin Cities Habitat for Humanity to redevelop the property of a former single-family home and construct (over multiple years) 8 twin-home units (4 buildings).
White Bear Lake	$425,220.39	We have not yet formally allocated LAHA funds. Our City Council is interested in saving the funds until there is enough to make an impactful contribution toward a new affordable development. They have expressed some interest in that being an independent living affordable senior development as we have a higher-than-average population that is not interested in moving out of the community to secure senior housing. While the city has not taken formal action, we accepted a proposal to sell part of a city owned parcel to Habitat for Humanity with the understanding that we would contribute LAHA funds toward the development.
Woodbury	$844,476.59	The City did not disburse any of its LAHA funding in 2025. However, City Council approved several uses of the funds to begin in 2026. The approved uses include land banking, gap financing, and expanding the Woodbury HRA's first-time homebuyer down payment assistance program.