

The Metropolitan Council

Livable Communities Act Funding

April 2019



The Metropolitan Council's Livable Communities Act (LCA) Program includes four funding opportunities:

- 1. The Tax Base Revitalization Account (TBRA)**
- 2. The Livable Communities Demonstration Account (LCDA)**
- 3. The Livable Communities Transit Oriented Development (TOD) Program**
- 4. The Local Housing Incentives Account (LHIA)**

The Metropolitan Council partners with Minnesota Housing to award LHIA grants through the Impact Fund and in Multifamily Housing.

2019 LHIA Funding

LHIA funds are intended to assist LCA participating communities meet their affordable and lifecycle housing goals through the preservation or expansion of single family and multi-family affordable housing.

- ❖ \$2.5 million available across Impact Fund and Multi-Family Programs
- ❖ LHIA Awards only made to cities, counties, housing/development/port authorities
 - ❖ If developer applies to MN Housing, Acknowledgement of Receptivity Form required from city, county or development/housing/port authority
 - ❖ Project(s) must be located in LCA participating Community
 - ❖ Dollar-for-dollar match required from grantee
 - ❖ Award limit – no more than ½ difference between home purchase price and total per-unit hard costs for single-family projects that do not guarantee minimum 15-year affordability term.
- ❖ Eligible costs:
 - ❖ Hard costs
 - ❖ Gap financing, including land acquisition
 - ❖ Demolition
 - ❖ Site preparation
- ❖ Soft costs and cleanup costs are NOT eligible

2019 LHIA Funding

LHIA funding priorities:

- ❖ Rental proposals creating or preserving affordable housing for persons $\leq 30\%$ AMI
- ❖ Proposals that serve families by providing two or more bedroom units
- ❖ Proposals serving people experiencing long-term homelessness
- ❖ The Council gives preference to municipalities with a lower Housing Performance Score relative to the other applicants.

Staff Contact

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- Website - <https://metro council.org/Communities/Services/Livable-Communities-Grants.aspx?source=child>