

Action Plan

Grantee: Metropolitan Council Minnesota

Grant: B-23-PH-27-0002

LOCCS Authorized Amount:	\$ 4,000,000.00
Grant Award Amount:	\$ 4,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 4,000,000.00

Funding Sources

Funding Source	Funding Type
Local Housing Incentives Account	Other Local Government Funds

Narratives

Action Plan Summary:

In recent years, the Minneapolis-Saint Paul region has emerged as a national leader in progressive land use policies, facilitating increased housing density, and reducing parking requirements to enhance housing production, affordability, and choice. The Metropolitan Council (Met Council), on behalf of the Met Council, Hennepin County, and Ramsey County (the Partnership) was proud to be selected for an initial FY 2023 PRO Housing award.

Despite progress, the region, including the HUD priority geographies of Hennepin and Ramsey Counties and 32 suburban cities, still faces an acute need for affordable and accessible housing in well-resourced areas. Although deeply affordable housing has been a priority in regional and comprehensive plans since 2015, many existing affordable housing providers struggle with market, structural, and operational obstacles, hindering their ability to maintain current portfolios and develop new housing. The region is at a critical juncture where it can either build on recent efforts or revert to a less inclusive development landscape.

To address these issues, the Partnership will use its \$4 million FY23 PRO Housing grant to improve conditions for low- and moderate-income residents and close the deeply affordable housing gap that threatens regional welfare. The Partnership's proposed actions include:

- Improve Policy & Support Planning: Build county and regional opportunities for



peer learning and support and provide technical assistance to update policies and comprehensive plans to allow for more affordable housing.

- Awardirect Grants to Implement Local Policies and Programs: Award grants to cities to develop and implement policies and programs that meet their local needs and remove barriers to the development and preservation of affordable housing.
- Build New Affordable Housing Affordable at 30% AMI: Award funds to deeply affordable housing projects in cities that recently updated their zoning or land use policy to allow for more density and affordable housing.

These efforts will foster policy consistency across the region, simplifying the region’s development processes. Additionally, the FY23 PRO Housing grant will leverage at least \$3M in local grants to support affordable housing rental and ownership preservation and production.

The FY23 PRO Housing grant will capitalize on three timely opportunities in the Twin Cities region:

1. Planning for and utilizing unprecedented new local revenue for housing.
 1. Engaging with the heightened community attention to housing during the Imagine 2050 regional planning cycle.??
 1. Leveraging recent zoning and land use policy reforms that facilitate housing development.
- Recognizing the necessity for coordinated efforts to deliver the maximum possible impact, the Met Council will deploy the FY23 PRO Housing grant to enhance regional coordination and support, ultimately bridging the affordable housing gap and ensuring the region’s welfare.

Resources and Budget:

The Metropolitan Council was awarded \$4 million of the Partnership’s original FY23 PRO Housing \$10 million request. The Met Council, Hennepin County, and Ramsey County have scaled back their planned activities as a result.

FY23 Metropolitan Council PRO Housing Budget

USE

PRO Housing Funds

Met Council Funds

% of Total (\$4M)

Timeframe for Expenditure

Personnel

Admin: 0.25-0.50 FTE Senior Grant Administrator

\$165,430

4%

1/1/2025 to 9/30/2029

Program Personnel: 1.0 FTE Technical Assistance & Program Coordinator @ Grade

I

\$434,570



11%
2025-2029 (approx 3.6 years)
Subtotal Personnel
\$600,000

15%

Subgrants
Hennepin County

Awarded in 2025
Personnel
1 FTE Project Manager

\$602,646

15%
2025-2029 (approx 3.5 years)
Consultant
\$647,354

16%
Consultant RFP Q4 2025, Objective Design and Development Standards Toolkit
work through 2028
Contract
\$250,000

6%
Begin city work group Q3 or Q4 2025 to support the implementation of policy
change
Subtotal Hennepin County
\$1,500,000

37%

Ramsey County

Awarded in 2025
Admin: Personnel
\$100,000

3%
2025-2028 (approx 3.3 years)
Construction Grants



\$1,200,000

30%

Solicit for projects in 2025, with construction in 2026-2027

Subtotal Ramsey County

\$1,300,000

33%

Subgrants to municipalities awarded through competitive application (with a minimum of \$100,000 to be awarded in each Hennepin and Ramsey Counties)

\$600,000

15%

Grants committed 2025-2026, last reimbursement at the end of 2028, unless awarded an extension of 1 year or until 9/30/2029 (whichever comes first)

Subtotal Subgrants

\$3,400,000

85%

Leveraged Funds

Local Housing Incentives Account (LHIA) Grants (\$1.5M over two years)

\$3,000,00

NA

2025-2026

TOTAL

\$4,000,000

\$3,000,000

100%

The Met Council's PRO Housing project will not generate any revenue for the Met Council or sub-grantees. Nor will any funds be used to fund public services.

Seven percent of the Partnership funds will be used for administration of and technical assistance for the FY23 PRO Housing grant activities. Specifically, 4% of funds will be used to fund 0.25-0.5 FTE Senior Grant Administrator position. This position will facilitate the effective administration of the subgrants. Ramsey County plans to use 3% of funds for administrative costs including staffing, attorney fees, and allowable indirect costs. Hennepin County does not plan to use funds for administration. No administrative costs are allowed as part of the subgrants to municipalities.

In addition to leveraging \$3,000,000 in Local Housing Incentives Account grants for the development and preservation of affordable housing, the Met Council will contribute non-financial resources to the FY23 PRO Housing project, including but not limited to: office and meeting space, technology for staff, and time from the



Community Development Director, Livable Communities and Housing Manager, and Livable Communities and Housing staff. Similarly, Ramsey Counties will contribute staff time and technology to host competitive construction grant solicitations for deeply affordable housing, in addition the County will leverage its local Housing and Redevelopment Authority (HRA) levy and other pass through funds to support housing development. Hennepin County will contribute office and meeting space, technology for staff, time from the Economic Development Director, Housing Development Director, Community Development Manager, Multifamily Housing Development Manager, and Community Development and Housing staff.

The FY23 PRO Housing budget was designed based on feedback from municipalities on what they would find most helpful to removing barriers to affordable housing, specifically direct support for policy and program development, construction funding to incentivize development, and peer learning about best practices. Additionally, the budget effectively uses existing organizational infrastructure to ensure cost effectiveness. For example, the subgrants will be administered through the Met Council's existing grant administration process. Using existing infrastructure is appropriate for this time-limited project. Personnel costs are set by existing salary classifications within each agency, which are negotiated with labor unions and reflect the market and principals of cost-effectiveness. Consulting contracts are awarded through a standard procurement process, which also considers cost effectiveness, as well as promotes engagement with disadvantaged businesses.

As shown in the table above, all \$4 million of the FY23 PRO Housing grant award will be expended no later than September 30, 2029. The subgrants awarded to Hennepin and Ramsey Counties will be disbursed in full in 2025, with annual reporting required through the end of the performance period in 2029. The subgrants awarded to municipalities in 2025-2026 are administered on a reimbursement basis over a period of up to two years, with the option for a one-year extension or until September 30, 2029, whichever comes first. The 0.25-0.5 FTE Senior Grant Administrator position, a permanent position at the Met Council, is funded by this grant through September 30, 2029 and may be extended by an FY24 PRO Housing award. The project personnel at the Met Council and Hennepin and Ramsey Counties are funded into 2029 by this grant and may also be extended by an FY24 PRO Housing award.

Need:

Regional Efforts to Date

The Twin Cities Metropolitan Region has made meaningful progress in overcoming legal and regulatory barriers to affordable housing development. The region - with 3.2 million people, seven (7) counties, and 181 cities and townships - has a history of working across jurisdictions to address regional needs, including housing, transit, wastewater treatment, parks, and more. Hennepin and Ramsey Counties are the state's two most populous counties and home to the state's most populous cities of Minneapolis and Saint Paul. HUD has identified these two counties as priority geographies and are the focus of our FY23 PRO Housing efforts. The Metropolitan Council plays a state-mandated role in setting policy and land use

requirements through a regional planning process to guide growth and manage regional systems; each decade, it develops a new decennial regional development plan. The current regional plan (Thrive 2040) and the draft Imagine 2050 plan, which will be adopted in early 2025, both emphasize affordable housing. The Housing Policy Plan associated with Thrive 2040 quantified the need and the goals for affordable housing development across each community in the region, and – for the first time – specified the need for units affordable to people living on extremely low-incomes (30% of AMI and below). These needs and goals have been updated for the 2050 Housing Policy Plan.

Cities throughout the region used the 2040 Housing Policy Plan to guide the development of their own 2040 comprehensive plans. Recognizing that affordable housing for residents living on extremely low incomes is generally built at higher densities, Thrive 2040 required cities to guide sufficient high-density land use and identify specific tools the city would use in order to address the housing needs in their locality. In support of this effort, the Met Council identified various housing tools for cities to implement, including inclusionary zoning policies, rental licensing and inspection programs, community land trusts, model zoning and subdivision ordinances, the preservation and creation of manufactured home parks, and more.

Zoning and Land Use Reform:

Currently through the implementation of Thrive 2040's land use and affordable housing policies, 110 cities are guiding over 8,000 acres of land at high enough densities to potentially support the development of 80,000 affordable housing units. Seven hundred and twenty (720) units affordable to households with incomes at 30% AMI or below have been built in the past two years, compared to an average of 140 units annually in previous years. Because of the Met Council's regional planning role, the comprehensive plans both address local needs and are coordinated to address regional challenges and opportunities, benefitting 3.2 million current residents and future residents. Specific updates and reforms include:

- Sixteen cities have adopted inclusionary zoning policies.
- When Minneapolis (Hennepin County) approved its comprehensive plan in 2018, it upzoned commercial corridors and eliminating parking minimums on new developments. The plan allows a minimum of three housing units on any city residential parcel by right, thus ending decades of restrictive zoning that had mandated single family homes as the only housing option on roughly 70% of city lots.
- Saint Paul (Ramsey County) simplified lot setback requirements, removed parking requirements on new developments, and allowed for more two to four unit homes to be built by right across the city.
- The City of Roseville (Ramsey County) upzoned its municipal code, allowing duplexes in zones that had previously been zoned exclusively for single family homes.
- The City of Shoreview (Ramsey County) passed the County's first Inclusionary Zoning Policy.

At the metropolitan level, the Metropolitan Council has paid ongoing and heightened attention to housing in its own regional planning. In the coming year, the region will consider final recommendations for the Imagine 2050 regional development guide, and then – per the decennial planning cycle specified in state

law – each municipality in the region will establish its own 2050 comprehensive plan. Through the FY23 PRO Housing grant, there is an opportunity to deepen housing strategies and make them more integral parts of the overall communities' visions.

[New Public Investments in Affordable Housing](#)

The public and political will to increase the production of affordable housing is also evident through new public investments in housing across the region, including:

- A new 0.25% Metro Area Sales and Use Tax for Housing adopted by the state legislature in 2023. This is the first-ever tax dedicated to affordable housing and will raise approximately \$100 million over the next two years for housing projects, with \$32 million will be allocated across the region, including \$12.4 million to Hennepin County, \$6 million to Ramsey County, and \$16.1 million shared by cities with populations of 10,000 or more in the seven-county metro region. Eligible uses include new housing production and emergency rental assistance.
- One-time state dollars approved by the state 2023 legislature will fund \$200 million in housing infrastructure, \$150 million for down payment assistance, and \$15 million in public housing renovations across the state.
- The Met Council's Livable Communities Act program launched two new grant programs in 2022. The Policy Grant program provides funding to cities to update policies that influence physical development and promote Thrive 2040 goals, like affordable housing. The Affordable Homeownership Grant program awards funds to cities for affordable homeownership development projects in areas that expand housing choice and help close the racial homeownership gap.
- A new Ramsey County property tax levy dedicated to its Housing and Redevelopment Authority (HRA) began in 2022 that focuses investments on expanding and preserving deeply affordable housing.
- Ramsey County and the City of Saint Paul teamed up to invest over \$74 million of American Rescue Plan Act (ARPA) funding in deeply affordable housing. Their collective ARPA outcomes were documented in their participation in the federal House America initiative.
- Hennepin County's Housing and Redevelopment Authority (HRA) created and funded one of the first housing trust funds in the state in 2000, which has since created or preserved over 10,000 units of housing affordable to households with incomes below 50% of the area median income. In recent years, the HRA has grown that fund to \$5 million annually, and added \$5 million for supportive housing capital, \$1.1 million for single room occupancy (SRO) housing, and \$1.2 million for homeownership opportunities, all from the HRA's annual levy.
- Hennepin County also invested \$46 million of its ARPA allocation to create or preserve almost 3,000 units of affordable housing.

Taken together, these new funds are unprecedented in their scale and serve to structurally embed an annual infusion of capital that is tied to inflation and will bring the region closer to meeting its affordable housing needs.

[New Transit Infrastructure Investments](#)

Lack of transit options is another barrier to placing affordable housing in areas connected to opportunities that the Twin Cities region has been working to overcome. Specifically, the new 0.75% Metro Area Transportation Sales and Use Tax, approved in 2023, will help support regional transit infrastructure and goes above and beyond the pre-existing regional sales tax.

Both Ramsey and Hennepin Counties levy property tax for their regional rail

authorities. These authorities, in partnership with the Met Council and cities, help plan future regional transit lines and fund the operations of existing METRO system lines. Ramsey County further aligns development investments along transit corridors with the Critical Corridors programs, which provides pre-development, planning and development funding for projects located in an existing or emerging transportation corridor. To maximize the public benefits of transit investments, Hennepin County leads extensive, coordinated land use planning efforts in partnership with cities along planned light rail corridors to establish a community-supported vision, identify and coordinate public sector investments, and shape development aligned with each community's vision. Hennepin County's transit oriented development (TOD) program provides capital for infrastructure and development projects along future and existing corridors. To date, Hennepin County's TOD Program has supported 156 projects with over \$40 million, generating 11,000 housing units and 3,300 jobs. Hennepin County has also expanded TOD funding to support emerging developers enter the development field. In its second year, early predevelopment assistance has been provided to 13 emerging developers, including 12 people of color and four women.

Demand for Affordable Housing

The Twin Cities Metropolitan Region has an acute demand for affordable housing. HUD has identified both Hennepin and Ramsey Counties – our most populous counties and home to the state's two most populous cities of Minneapolis and Saint Paul – as priority geographies; these two counties are the focus of our grant activities.

The Twin Cities region is home to 61% of the state's renters living on incomes below 30% of the AMI. To meet the full need of these current residents, the region would need 103,140 units of deeply affordable housing. However, only 35,105 units are available to serve the needs of this population, leaving a shortage of 68,035 units. In Hennepin and Ramsey Counties alone, the shortage in units affordable at 30% AMI is 39,705 (26,570 and 13,180 respectively), and 38% of households – or 211,831 households – are housing cost burdened (26% and 12%, respectively).

Overall, affordable housing production the region has not kept pace with the total housing demand, due in part to a contraction in new construction activity after the 2008 housing crisis, along with other factors. The need for affordable housing is particularly acute for households living on 30% AMI or less and in suburban communities. Despite significant efforts by the Metropolitan Council, counties, and cities, we are still significantly behind:

- Between 2011-2020, the region met 37% of its forecasted need for affordable housing (affordable at 60% AMI and below). 44,600 units were needed, but developers only built 14,600 during that time.

- In 2021 and 2022, there was an annual production gap of 3,600 deeply affordable units (affordable at 30% AMI or less) across the region, with the gap particularly glaring in suburban communities. Only one in ten new units constructed during the two-year period was an affordable unit.

The region still has a large gap in deeply affordable housing units. To begin to close it, we will need to produce nearly 3,000 deeply affordable units per year for the next seven years. This is likely an underestimate given the number of households in the region that are currently cost burdened. While the region has a

strong network of developers and property owners, owners have experienced the double-burden of higher needs among their tenants and an increase in operating costs due to inflation, skyrocketing insurance costs, and workforce issues. When asked what they will need to help meet the region's affordable housing production needs, owners respond that they are focusing on holding on to their current portfolios.

Opportunities for affordable homeownership, especially for households of color, are also falling short of demand. Affordable homeownership opportunities have diminished with limited new development, and increased investor ownership of single-family homes (the Minneapolis Federal Reserve Bank estimates that the investor ownership rate is double the rate from 2006, before the foreclosure crisis, at approximately 3.4%). This reflects both acute demand for rental homes for larger households and continued barriers to ownership for those priced out of the market. While home prices have held steady in nominal terms, the effective costs of buying a home have risen following interest rate increases.

Fifty-three percent (53%) of the region's affordable housing need is located within Hennepin and Ramsey Counties. Given this acute need, our grant activities will primarily serve the geographies of Hennepin and Ramsey Counties, while also making zoning prototypes, technical assistance resources, and policy and program development grants available across the entire seven-county region.

Remaining Barriers

The Met Council's FY23 PRO Housing grant activities focus specifically on the capacity and knowledge barriers that cities and townships face in developing and implementing policy and zoning changes that improve the availability and access to affordable housing, as well as making the best use of substantial new funding streams for affordable housing development. The grant activities will use a locally-tailored approach that encourages cities to name their own barriers, learn from others' progress, and implement strategies that will help achieve local goals within a larger regional framework.

Many cities struggle with the staff time and resources to develop policy that is tailored to the needs of their community and still results in equitable outcomes and development. Outside of the two largest cities in the region (Minneapolis and Saint Paul), most cities have limited planning and housing staff. These staff have expressed a need for capacity to update housing elements within their city's comprehensive plans, implement new policies to meet planning goals, and plan to deploy new sales tax-generated housing funds.

Through the decennial comprehensive planning cycle guided by Thrive 2040 and soon Imagine 2050, the Met Council is uniquely positioned to partner with Hennepin and Ramsey Counties to provide guidance, advise on best practices, and support the implementation of solutions to local and regional housing issues. The coordination of zoning, land use and housing policy, and well informed strategies for investing public dollars in housing will make a meaningful impact on affordable housing development and choice for residents.

Like many other parts of the country, the Twin Cities region has a history of racial discrimination in housing including segregation, redlining, and racial covenants. While these are no longer explicitly in place, their impacts continue today and explain many of the racial inequities in access to housing. Zoning itself was frequently used as a tool for racial segregation; the region is in the process of reckoning with the ramifications of restrictive zoning laws and using that

knowledge to rezone in ways that desegregate and affirmatively further fair housing.

Zoning and Land Use Policy: Within our region’s zoning laws, there are several key topics that create the largest barriers to producing and preserving more affordable and accessible units. Permitting procedures and approval times are described as being far too slow and, perhaps more importantly, significantly different between jurisdictions many of our cities because they must learn dozens of sets of rules. This is a particularly challenging barrier in communities that lack options in affordability levels or housing types, but zoning, land use controls, or funding priorities either prohibit or disincentivize the needed development. It also arises where cities have adopted zoning and land use policies to create more density or transit orientation, but hyper-local concerns about development haven’t yet been ameliorated. These barriers are particularly acute for smaller jurisdictions that may only have one or two staff assigned to housing; sometimes, these roles combine housing with other community development areas. Cities in this situation often lack the capacity and expertise to drive meaningful change toward meeting their city’s affordable housing need.

High Cost of New Production: While attempts to innovate to reduce costs and provide more housing options are underway, they have yet to create a meaningful dent in the housing supply. For example, while ADUs have been legalized and requirements loosened in many cities across the region, only a couple of hundred have been built in the past decade. Similarly, a manufactured housing production facility recently partnered with a local public housing agency to build 84 units of modular, scattered-site housing for families; this model shows promise but has not yet to reach the meaningful scale that would yield marketwide affordability benefits.

The priority geographies have a deep need for the production of units affordable at 30% AMI in particular. There is a need for housing that can serve a variety of types of households including individuals, families with children, and multigenerational households, including efficiencies to 4-bedroom units in neighborhoods with access to transit, jobs, and schools and permanent supportive housing units. But despite this significant demand, the market is unable to provide these units without government investment and intervention. As just one example, in 2023, Ramsey County received 27 applications for the development and preservation of deeply affordable units, totaling \$65 million. Existing local and federal resources were only enough to fund \$20 million of the request. This demonstrates the additional dollars that are needed for housing production at 30% AMI—in addition to removing land use and regulatory barriers to development. Developers have a desire to build these housing developments in the area however, they lack the government investment and regulatory pathways needed to bring these projects to fruition.

Use of Funds - Soundness of Approach:



Use of Funds - Method of Distribution (State grantees only):

N/A

Grantee and Partner Capacity:



Stakeholder Engagement and Public Participation Summary:

The draft for the Met Council’s FY23 PRO Housing application was created as a direct response to the housing needs shared at Community Exchange Meetings. The Community Exchange Meetings were an intention effort to connect with individuals with lived experience of housing instability and the service providers who directly serve them, as these are some of the people most impacted by the Met Council’s housing work. Audiences for these sessions included local Native tribes, people with disabilities, the Islamic Youth Council, adult English Language Learners, and residents of affordable housing developments and manufactured housing parks. Attendees were paid a stipend for attendance and in exchange for sharing their knowledge and experience. Additionally, Met Council staff were able to incorporate information from city partners that they had collected through the Livable Communities Act grant programs and the annual Housing Policy and Production Survey. Finally, as key



partners, Hennepin County, Ramsey County, the City of Minneapolis, and the City of Saint Paul all contributed to shaping the FY23 PRO Housing project.

The draft FY23 PRO Housing application was shared for public comment during a public hearing at the Metropolitan Council Community Development Committee. It was also posted prominently on the Met Council's website for a 15-day written public comment period.

The success of the FY23 PRO Housing project depends on the Met Council and Hennepin and Ramsey Counties building on their existing relationships with cities, affordable housing providers, and builders and developers (particularly emerging BIPOC developers) and building deeper relationships with cities that have less capacity and knowledge related to housing planning. The Met Council will widely advertise the availability of subgrants with clear information about their intent and award process. Ramsey County will widely advertise its annual housing development solicitation so eligible project teams working on deeply affordable housing know how to apply. Both the Met Council and Ramsey County will stay in close contact with subgrantees to monitor progress, learn, and collaboratively solve problems. Hennepin County will build a "coalition of the willing" cities that are interested in peer learning and deeper support for developing their housing plans and updating policy. This cohort will meet quarterly.

The Met Council's grant administration team will follow HUD's requirements for any substantial amendments. They are able to coordinate quickly with the communication's team to ensure that all web posting requirements are met. The Met Council's Community Development Committee meets every other week and can quickly handle amendment activity as needed and forward to the full Council for ratification.

Ultimately, the people that will benefit from the FY23 PRO Housing project are the Twin Cities residents living on very low incomes. The Met Council and Ramsey and Hennepin Counties all have commitments to regularly engaging residents on issues that impact their lives. Partners will use existing and new information from these engagement efforts to inform the FY23 PRO Housing work.

Long-Term Effect:

Succeeding in this work will mean that the Twin Cities region is equipped to grow in a manner that ensures greater equity and that we invest in housing stock that will meet the needs of current and future residents, while reducing racial disparities and other barriers to fair housing choices.

Overall, the Twin Cities seeks to become a model region in terms of our ability to address longstanding barriers to housing production and preservation, while coordinating across jurisdictions, reducing disparities across protected classes and vulnerable populations, implementing plans that are designed with meaningful community engagement, and making the best use possible of a new infusion of public investment in housing affordability.

By the end of the grant period, partners will have:

- Improved a high-capacity system for investing public resources in affordable housing activities across the region that encourages the speedy adoption of policy and planning best practices and improves housing choice from city to city and across counties. Specifically, cities and counties throughout the region invest revenue from the new 0.25% housing sales tax revenue in a coordinated way and learn from each jurisdiction's best practices.

- Enabled cities to adopt meaningful housing plan elements in their 2050 comprehensive plans throughout the region, ensuring that local leaders at all levels of government have the capacity and resources to support housing development implementation for new policies they adopt.

Enabled cities to adopt well-coordinated land use policies in their 2050 comprehensive plans throughout the region that provide more housing choice, affordability, and flexibility for generational changes – especially for “missing middle,” mixed-use, multifamily, and denser single-family development in areas that are accessible to transit and activity centers.

- Enabled the construction of housing at all price points, and especially housing that is affordable below 100% AMI – and particularly below 50% and 30% AMI.
- Supported housing development to meet the identified need of households in a growing and changing region, closing the housing supply gap. Specifically, two to three new multifamily developments serving 30% AMI households will come online much faster with increased funding for this purpose.
- Supported cities throughout the region to adopt housing plan elements in their comprehensive plans that meet regional housing policy objectives.

Throughout the Met Council and its county and municipal collaborators, housing policy and production goals will be defined and measured not just in terms of volume, but also in terms of how development builds prosperity for all impacted communities, how the harms of development can be mitigated with a priority for those who have not benefited from past investments, and how housing and land use policies can be used to increase meaningful choices of communities and housing types for people throughout the metro region.

PRO Housing activities will complement these ongoing efforts in the region:

- Development of and commitment to anti-displacement policies/tools by Metropolitan Council
- Implementation of community prosperity framework at Hennepin County
- Implementation of Economic Competitiveness and Inclusion policies at Ramsey County
- Decisions about public infrastructure investments are coordinated with meaningful community engagement and mitigation strategies for displacement, including a specific housing strategy

All of these activities will directly affect how communities in the Twin Cities region are equipped to plan for a variety of scenarios into the future and will build the tools necessary to get closer to permanently closing the gaps in our housing stock and the racial disparities in housing in our region. Because of this long-term perspective, the bulk of the proposed activities that would be supported by this grant are related to building the capacity for communities in our region to adopt plans and policies that will pay dividends in future years and decades by helping to

build and preserve affordable housing. Where we intend to invest capital in development, it is to build on the momentum of recent successes that will otherwise face timing gaps and slow progress toward meeting the most acute housing needs.

Substantial and Non-substantial Amendments (if applicable):

N/A

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01 - Policy	Policy & Planning	01 - HC Personnel	HC - Project Manager	
		02 - HC Consultant	HC - Consultant	
		03 - HC Contract	HC - Contract	
		04 - MC Program Coordinator	Council Program Coordinator	
02 - Direct	Direct Grant Awards for Policy &	05 - Council Grant Admin	Council Grant Administrator	
		06 - Direct Grants	Direct Grants to Cities	
03 - Build	Build New Affordable Housing	07 - RC Admin	Ramsey County Grant Administration	
		08 - RC Construction Grants	Ramsey County Construction Grants	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 01 - Policy / Policy & Planning

Grantee Activity Number: 01 - HC Personnel

Activity Title: HC - Project Manager

Activity Type:

PRO - Planning

Project Number:

01 - Policy

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Policy & Planning

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 602,646.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 602,646.00

Ancillary Activities

None

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

Total



of housing study plans completed
 # of zoning studies completed
 # of affordable housing development plans completed
 # of plans created 8
 # of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Council Minnesota	Unknown	\$ 602,646.00

Location Description:

Hennepin County, Minnesota

Activity Description:

Build active collaboration among cities and facilitate shared exploration and learning.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 02 - HC Consultant

Activity Title: HC - Consultant

Activity Type:

PRO - Planning

Project Number:

01 - Policy

Projected Start Date:

10/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Planned

Project Title:

Policy & Planning

Projected End Date:

12/31/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 647,354.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 647,354.00

Ancillary Activities

None

Projected Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
263000	263000		100.00

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed



of plans created 1

of plans adopted

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Council Minnesota	Unknown	\$ 647,354.00

Location Description:

Hennepin County, Minnesota

Activity Description:

Create an Objective Design and Development Standards Toolkit to support well designed housing that meets community character expectations in a range of forms and varying density and affordability levels, along with financial analysis to build such housing types.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 03 - HC Contract

Activity Title: HC - Contract

Activity Type:

PRO - Planning

Project Number:

01 - Policy

Projected Start Date:

07/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Planned

Project Title:

Policy & Planning

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Ancillary Activities

None

Projected Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
263000	263000		100.00

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed



of plans created 8

of plans adopted

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Council Minnesota	Unknown	\$ 250,000.00

Location Description:

Hennepin County, Minnesota

Activity Description:

Provide technical assistance to support the adoption of policies that will remove barriers to affordable housing, such as inclusionary zoning, zoning code changes, expedited zoning/permitting approvals.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 04 - MC Program Coordinator

Activity Title: Council Program Coordinator

Activity Type:

PRO - Planning

Project Number:

01 - Policy

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Policy & Planning

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 434,570.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 434,570.00

Ancillary Activities

None

Projected Accomplishments

- # of zoning code amendments adopted
- # of pre-approved housing plans created
- # of land use amendments adopted
- # of parcels with expanded by-right zoning
- # of parcels with reduced parking minimum
- # of parcels up-zoned
- # of diversity and equity plan completed
- # of infrastructure study plans completed
- # of parking study plans completed
- # of transit study plans completed
- # of housing study plans completed
- # of zoning studies completed
- # of affordable housing development plans completed
- # of plans created

Total

1



of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Council Minnesota	Unknown	\$ 434,570.00

Location Description:

7-county Twin Cities region (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington), Minnesota

Activity Description:

Coordinate Partnership with Hennepin and Ramsey Counties, including coordinating technical assistance and peer learning and PRO Housing activities with Imagine 2050 comprehensive planning in municipalities across the 7-county region.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 02 - Direct Grants / Direct Grant Awards for Policy & Programs



Grantee Activity Number: 05 - Council Grant Admin

Activity Title: Council Grant Administrator

Activity Type:

Administration

Project Number:

02 - Direct Grants

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Metropolitan Council Minnesota

Organization Type

Unknown

Proposed Budget

\$ 165,430.00

Location Description:

7-county Twin Cities region (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington), Minnesota

Activity Description:

Handle the contracting, reimbursement, and monitoring processes for direct subgrants to cities.

Environmental Assessment:**Environmental Reviews:**

None

Activity Attributes:

None

Activity Status:

Planned

Project Title:

Direct Grant Awards for Policy &

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:**

\$ 165,430.00

Most Impacted and

Distressed Budget: \$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 165,430.00



Environmental Reviews: None

Activity Supporting Documents: None



Grantee Activity Number: 06 - Direct Grants

Activity Title: Direct Grants to Cities

Activity Type:

PRO - Planning

Project Number:

02 - Direct Grants

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Planned

Project Title:

Direct Grant Awards for Policy &

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 600,000.00

Ancillary Activities

None

Projected Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
263000	263000		100.00

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed



of plans created 12

of plans adopted

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Council Minnesota	Unknown	\$ 600,000.00

Location Description:

7-county Twin Cities region (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington), Minnesota

Activity Description:

Award grants to cities to develop policies and programs that remove barriers to producing and preserving affordable housing.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 03 - Build Affordable Housing / Build New Affordable Housing



Grantee Activity Number: 07 - RC Admin

Activity Title: Ramsey County Grant Administration

Activity Type:

Administration

Project Number:

03 - Build Affordable Housing

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Council Minnesota

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:

Ramsey County, Minnesota

Activity Description:

Solicit, review, and administer construction grants.

Environmental Assessment:

Environmental Reviews:

None

Activity Attributes:

None

Activity Status:

Planned

Project Title:

Build New Affordable Housing

Projected End Date:

12/31/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 100,000.00

Most Impacted and

Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 100,000.00



Environmental Reviews: None

Activity Supporting Documents: None



Grantee Activity Number: 08 - RC Construction Grants

Activity Title: Ramsey County Construction Grants

Activity Type:

PRO - New Housing Construction Multi-Unit Residential

Project Number:

03 - Build Affordable Housing

Projected Start Date:

01/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Planned

Project Title:

Build New Affordable Housing

Projected End Date:

12/31/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,200,000.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	50	50		100.00
# Owner Households				0.0
# of Households	50	50		100.00

Owner Households

of Households

Projected Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

50

50

2

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Metropolitan Council Minnesota

Organization Type

Unknown

Proposed Budget

\$ 1,200,000.00



Location Description:

Ramsey County, Minnesota

Activity Description:

Award grants to create new deeply affordable housing units (affordable at 30% AMI).

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

Version

B-23-PH-27-0002 AP#1

Date

02/03/2025

