Business Item

Community Development Committee

Committee meeting date: November 17, 2025 **For the Metropolitan Council:** December 3, 2025

Business Item: 2025-297

Funding Recommendations for 2025 Livable Communities Affordable Homeownership Grants

District(s), member(s): All

Policy/legal reference: Minn. Stat. § 473.253

Staff prepared/presented: Emily Seddon, Manager, Livable Communities, 651-602-1023

Division/department: Community Development / Regional Planning

Proposed action

That the Metropolitan Council:

1. Award six (6) Livable Communities Demonstration Account Affordable Homeownership Grants totaling $3 million, as outlined in Table 1.
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. 2025 Livable Communities Affordable Homeownership Funding Recommendation

City	Project	Funding Recommendation
City of Maplewood	Duluth Street	$400,000
City of Minneapolis	Pedzo Star	$229,212
City of Minnetonka	Mills Twinhomes	$420,000
City of Minnetonka	Scattered Site	$300,000
City of Saint Paul	642 Selby (The Beasley)	$900,000
City of Saint Paul	Serenity Townhomes	$750,788
	Total	**$3,000,000**

Background

Pursuant to the Livable Communities Act (LCA), the Metropolitan Council awards grants to projects through the Livable Communities Demonstration Account (LCDA) that advance Metropolitan Council priorities and create incentives for communities to develop a full range of housing opportunities. On February 12, 2025, the Metropolitan Council adopted the 2025 LCDA Affordable Homeownership guidelines, criteria, and schedule as part of the Annual Livable Communities Act Fund Distribution Plan (Business Item 2025-46). This plan allocated $3 million for Affordable Homeownership grants in 2025.

The Affordable Homeownership grant program, established by the Council in 2022 (Business Item 2022-50), was designed as a key initiative within the broader effort to reduce racial disparities and expand choices in housing—goals that are continued through Imagine 2050. Homeownership has historically been a means of wealth-building in the United States, providing families with long-term financial stability through home equity, tax benefits, and appreciation in property values. However, redlining, segregation, and discriminatory lending practices have caused communities of color, particularly Black and Indigenous communities, to have lower rates of homeownership, limiting their ability to build wealth through property ownership.

The program seeks to address this disparity by expanding homeownership opportunities in underrepresented communities and distributing the Council's investments across the region. The Affordable Homeownership grant program was designed to prioritize projects that achieve at least one of the primary program priorities:

- **Racial Equity:** Create homeownership opportunities for Black, Indigenous, and other ethnic or racial groups that own homes at disproportionately lower rates than white households in the region; and
- **Geographic Choice:** Create affordable homeownership opportunities in parts of the region where it is most challenging to do so.

Staff use both Census and Council data, which is available in an interactive map on the Council's website, to score applications based on these program priorities.

For the 2025 review process, external reviewers from the Livable Communities Advisory Committee (LCAC) evaluated the applications on:

- **Affordability:** Projects must ensure that the homes they create are affordable to households at 80% (AMI) or lower and provide a minimum affordability term of 15 years. For 2025, this is defined as households with annual incomes of $104,200 or less, and homes with a purchase price not exceeding $306,500. These thresholds are updated annually on the Council's website and include calculations for principal, interest, property taxes, and insurance payments.
- **Equitable Access:** Policies, programs, and partnerships to create equitable access to homeownership opportunities.

The LCAC reviewers' scores were combined with the data-derived scores based on program priorities to arrive at the application's final score. The scoring criteria, as approved by Council in the 2025 Fund Distribution Plan, is available online.

Additionally, the program requires that all applicants ensure first-time homebuyers take Home Stretch or an equivalent homeownership education course.

In 2025, the Council set a maximum award size of 50% of the project's funding gap, or the total acquisition and general construction costs less the anticipated sales price. Soft costs, like developer and legal fees, have not been eligible for funding in any year.

The Council received 14 applications for the 2025 LCDA Affordable Homeownership grant opportunity. The applications requested a total of $9,765,515, exceeding the available $3 million allocation by $6,765,515.

Review Process

The Council received 14 applications by the October 1, 2025, deadline. One application from the Brooklyn Park Economic Development Authority was not eligible for review because it did not include activities that were eligible under the program rules. Staff calculated the racial equity and geographic choice program priorities score for the remaining 13 projects, and all received higher than the minimum score (5) to advance in the review process.

Four members from the LCAC served as the external reviewers and scored the projects on the scoring criteria that were adopted by the Council as part of the 2025 Fund Distribution Plan. Based on the program priorities, equitable access scores, affordability scores, and the Council's stated intent to maximize the number of projects and homes funded, the LCAC is recommending funding for six applications (see Attachment A: Recommendation Summary Table and Attachment B:

Project Summaries Recommended for Funding). Projects not being recommended for funding are not being recommended due to a lack of available funds (see Attachment C: Summary Table of Projects Not Recommended for Funding and Attachment D: Project Summaries Not Recommended for Funding). The requests for funding exceeded available funds by more than $6 million.

Rationale

In the 2025 Fund Distribution Plan, the Council notes its commitment to maximizing the number of awards and the number of homes funded, if demand exceeds available funds. This commitment recognizes the fact that homeownership projects are often scalable with partial awards. Since 2025 requests exceeded available funds, the LCAC recommends partial funding for the highest scoring projects while ensuring enough funding for the projects to advance and maximizing the number of homes funded. The recommendation includes partial awards on a progressively diminishing scale by score until available funds are fully expended, as shown in Table 2.

Table 2. 2025 Affordable Homeownership Grant Applications by Score with Funding Recommendation

City	Project	Request	# of Homes w/ Request	Score	Funding Recommendation	# of Homes Funded
City of Maplewood	Duluth Street	$ 500,000	5	41.75	$ 400,000	4
City of Minneapolis	Pedzo Star	$ 286,515	5	39.5	$ 229,212	4
City of Saint Paul	642 Selby (The Beasley)	$ 1,200,000	20	38.88	$ 900,000	15
City of Saint Paul	Serenity Townhomes	$ 1,000,000	19	37.63	$ 750,788	14
City of Minnetonka	Scattered Site	$ 500,000	20	34.33	$ 300,000	12
City of Minnetonka	Mills Twinhomes	$ 700,000	10	33.75	$ 420,000	6
City of North Saint Paul	Nature Pointe Townhouses	$ 400,000	8	33.5		
Saint Louis Park EDA	Affordable Homeownership	$ 800,000	8	33.5		
City of Woodbury HRA	Two Rivers CLT	$ 270,000	3	33.38		
Scott County CDA	Moraine Addition	$ 840,000	7	32.75		
City of Saint Paul	AACDC 964 Payne Ave	$ 280,000	3	31.5		
Carver County CDA	CLT Homebuyer Initiated Program	$ 400,000	4	30.58		
City of Bloomington HRA	St. Mark's Redevelopment	$ 1,989,000	17	27.5		
		Total			**$ 3,000,000**	**55**

Outcomes Summary

The expected outcomes of the funding recommendation, outlined in Table 1, are 55 new homeownership opportunities, in a range of styles. Table 2 shows the number of homeownership opportunities expected to be created by the 2025 grants by affordability level; some projects have overlapping levels of affordability, so each level is not discrete.

Table 3. Expected number of new homeownership opportunities by affordability band

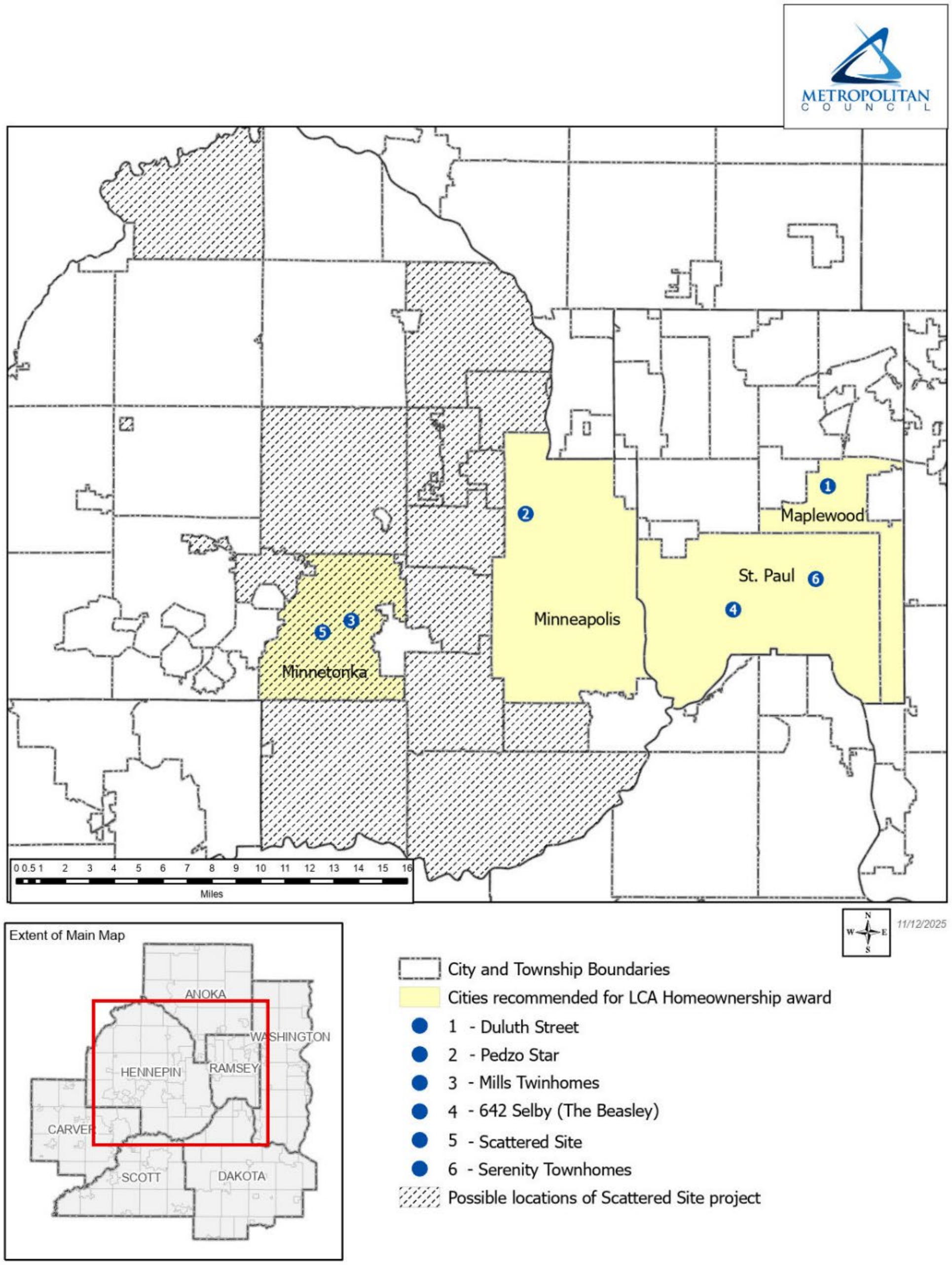
Affordability Target (2025 Annual Income for a Family of Four | Hourly Wage if Employed Full Time)[1]	2025 Affordable Home Price[2]	# of Homes
41%-60% AMI ($54,284 - $79,440 | $26.10 - $38.19)	$145,155 - $225,300	4
60%-80% AMI ($79,440 - $104,200 | $38.19 - $47.02)	$225,300 - $306,500	32
80% AMI ($104,200 | $50.10)	$306,500	19
TOTAL Affordable at or Below 80% AMI		**55**

[1]Applicants self-report their targeted affordability; therefore, bands are not discrete.

[2] Affordable home price is updated annually and available on the Council website.

The recommended grants are also spread across the region, as shown in Figure 1. Because some of the scattered site projects have not yet identified exactly where the home ownership opportunities will be, the map includes the possible project communities.

Figure 1 Map of 2025 Livable Communities Affordable Homeownership grant recommendations



Thrive lens analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, the Council's investment in these affordable homeownership projects advances several outcomes.

> **Prosperity:** Many of these projects introduce new affordability levels or housing types to the areas in which they are located, which "helps create and preserve mixed-income neighborhoods and housing choices across the region."
>
> **Equity:** These projects also "help close the gap between the region's affordable housing need and the supply, especially in areas underserved by affordable housing."
>
> **Livability:** While most LCDA projects support multi-family housing projects, the affordable homeownership grants also support the Council's efforts to "encourage and invest in a wide variety of housing options throughout the region to serve an increasingly diverse

population, including viable housing choices for low- and moderate-income households and senior households."

The Council's investment in these affordable homeownership projects is also aligned with the proposed goals in the Imagine 2050 plan. Specifically, the plan maintains the commitment to reducing racial inequities and injustices so that "all people feel welcome, included, and empowered," which was a central reason for the program's launch in 2022. The plan also calls for the "Livable Communities Act grant programs [to] support more homeownership development opportunities by increasing funding for the Affordable Homeownership program."

Funding

On February 12, 2025, the Metropolitan Council adopted the 2025 Annual Livable Communities Act Fund Distribution Plan (Business Item 2025-46). This plan allocated $3 million from the Livable Communities Demonstration Account for Affordable Homeownership grants in 2025. This funding is also included in the Council's authorized budget. Reserves may need to be amended into a future annual budget to meet cashflow needs on Livable Communities multi-year grants.

Attachments

Attachment A: Application Summary Table for Recommended Projects

Attachment B: Project Summaries Recommended for Funding

Attachment C: Summary Table Projects Not Recommended for Funding

Attachment D: Project Summaries Not Recommended for Funding

Attachment A: Application Summary Table for Recommended Projects

Table 2. Recommended projects request summary

Request Amounts	Maplewood - Duluth Street	Minneapolis - Pedzo Star	Minnetonka - Mill Church	Minnetonka - Scattered Site	Saint Paul - 642 Selby (The Beasley)	Saint Paul - Serenity Townhomes	
Number of Homes in Possible with Funding Request*	5	5	10	20	20	15	4
Total Request	$500,000	$286,515	$700,000	$500,000	$1,200,000	$1,000,000	
Request (per home)	$100,000	$57,303	$70,000	$25,000	$60,000	$51,791	
Development Type	New Construction	Rehab	New Construction	Rehab	New Construction	New Construction	
Affordability							
Max Average Median Income (AMI) Served	80% AMI	41%-60% AMI	80% AMI	80% AMI	80% AMI	60%-80% AMI	
Affordability Term	30 years	30 years	99 years	99 years	99 years	99 Years	
Affordability Mechanism	Subordinate mortgage and restrictive covenant	Community Land Trust - Perpetual Affordable Homeownership Partnership with the City of Minneapolis	Community Land Trust	Community Land Trust	Community Land Trust	Community Land Trust	
Home Attributes							
Estimated Market Value	$380,000	$200,000	$382,000	$460,000	$896,713	$259,500	$279,500
Anticipated Sale Price	$203,860	$200,000	$250,000	$240,000	$306,500	$259,500	$279,500
Type of Home	4 Twin Homes, 1 Single Family	Single Family	Twin Homes	TBD	Condo	Townhome	
Home Size (square feet)	2,004	1,559	1,800	1,600	830-1177	1,876	2,200
Number of Bedrooms	4	4	4	3	1 and 2	3	4

*Applicants report the number of homes they can complete if awarded their full funding request in their application. If the Met Council makes a partial award, the number of homes expected as a deliverable of the grant is reduced proportionally to the partial award. This is why the number of homes in this table differs from the number of homes in Attachment B: Project Summaries Recommended for Funding.

Attachment B: Project Summaries Recommended for Funding

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Maplewood
Project Name: Duluth Street
Project Location: SW Corner of Duluth Street and Edgehill Court East, Maplewood
Council District: 13 - Lee

Project Detail	
Project Overview	As part of a planned five-home project, this project will develop four new homeownership opportunities affordable to households earning 80% of the area median income on a Duluth Street site that has been vacant for several years. Homes will include sustainability features that keep ongoing utility and maintenance costs manageable for families.
Number of Homes Funded	4
Targeted Affordability*	80% AMI
Number of Bedrooms per Home	4
Affordability Mechanism	Subordinate Mortgage and Deed Restriction
Development Team	Twin Cities Habitat for Humanity
Funding	
Requested Amount	$500,000
Use of Funds & Recommended Award Amount	
$400,000	**Award Amount**
	Use: General construction **Deliverables**: Four new homeownership opportunities affordable to households earning 80% of the area median income or less.

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Minneapolis
Project Name: Pedzo Star
Project Location: 1614 22nd Ave N, 1621 22nd Ave N, 2319 3rd St N, 2714 Emerson Ave N, 3242 Girard Ave N, Minneapolis
Council District: 7 - Osman

Project Detail	
Project Overview	As part of a five-home preservation and rehabilitation project, four homes will be completely gutted and rehabilitated and sold to households earning 80% of the area median income. The rehab will make older homes safer, more energy efficient, and functional for larger families.
Number of Homes Funded	4
Targeted Affordability*	41%-60% AMI
Number of Bedrooms per Home	4
Affordability Mechanism	Restrictive Covenant through City of Lakes Community Land Trust - Perpetual Affordable Homeownership Partnership with the City of Minneapolis
Development Team	Pedzo Star Properties LLC City of Lakes Community Land Trust
Funding	
Requested Amount	$286,515
Use of Funds & Recommended Award Amount	
$229,212	**Award Amount**
	Use: General Construction **Deliverables**: Four rehabilitated homes sold to households earning 41%-60% of the area median income or less.

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Minnetonka
Project Name: Mills Twinhomes
Project Location: 3516 Elm Ln, 3520 Elm Ln, 13112 Inverness Rd, 13116 Inverness Rd, 13120 Inverness Rd, 13124 Inverness Rd, 13128 Inverness Rd, 13132 Inverness Rd, 13136 Inverness Rd, 13140 Inverness Rd, Minnetonka
Council District: 3 - Carter

Project Detail	
Project Overview	As part of a 10-twin home development, the project will build six new twin homeownership opportunities affordable to households earning 60%-80% of the area median income.
Number of Homes Funded	6
Targeted Affordability*	60% - 80% AMI
Number of Bedrooms per Home	4
Affordability Mechanism	Community Land Trust
Development Team	Minnetonka Community Church (current property owner) Twin Cities Habitat for Humanity Homes Within Reach
Funding	
Requested Amount	$700,000
Use of Funds & Recommended Award Amount	
$420,000	**Award Amount**
	Use: Acquisition and General Construction **Deliverables:** Build six new twin homeownership opportunities affordable to households earning 60%-80% of the area median income.
Other Met Council Grants	
$500,000	2024 Affordable Homeownership grant (SG-22150)

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Minnetonka
Project Name: Scattered Site
Project Location: Possible locations include: Bloomington, Brooklyn Center, Brooklyn Park, Crystal, Eden Prairie, Edina, Golden Valley, Long Lake, Loretto, Minnetonka, New Hope, Plymouth, Richfield, Robbinsdale, Rogers, St. Louis Park, Wayzata
Council District: 1 – Johnson, 2 – Chamblis, 3 – Carter, 5 – Pacheco, 8 – Cameron

Project Detail	
Project Overview	As part of a 20 home project,the project team will purchase, rehab, and sell 12 homes to households earning 60%-80% of the area median income in Livable Communities participating cities that meet current eligibility requirements. Rehabs improve the health, safety, and energy efficiency of the homes, stabilizing costs for new homeowners for approximately the first decade.
Number of Homes Funded	12
Targeted Affordability*	60% - 80% AMI
Number of Bedrooms per Home	3
Affordability Mechanism	Community Land Trust
Development Team	Homes Within Reach
Funding	
Requested Amount	$500,000
Use of Funds & Recommended Award Amount	
$300,000	**Award Amount**
	Use: Acquisition and General Construction **Deliverables:** Purchase, rehabilitate, and sell 12 homes to households earning 60%-80% of the area median income in Livable Communities participating cities that meet current eligibility requirements.
Related Met Council Grants	
$180,000	2024 Affordable Homeownership grant (SG-22362) funded the scattered site program, but not the same homes
$2,244,500	2002-2022 Local Housing Incentives Account grants (SG-18606, SG-17443, SG-15677, SG-13618, SG-11798, SG-10107, SG-21555, SG2011-166, SG2007-124, SG2005-044, SG2004-076, SG2003-049, SG2002-067) funded the scattered site program, but not the same homes

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Saint Paul
Project Name: 642 Selby (The Beasley)
Project Location: 642 Selby Ave, Saint Paul
Council District: 14 - Toni Carter

Project Detail	
Project Overview	As part of a mixed-use redevelopment project that will include 20 affordable condo units for households earning 80% or less of the area median income, the project will create 15 condos.
Number of Homes Funded	15
Targeted Affordability*	80% AMI
Number of Bedrooms per Home	Four one-bedroom and 16 two-bedroom (total project)
Affordability Mechanism	Community Land Trust
Development Team	Rondo Community Land Trust
Funding	
Requested Amount	$1,200,000
Use of Funds & Recommended Award Amount	
$900,000	**Award Amount**
	Use: General Construction **Deliverables**: Fifteen new condos affordable to households earning 80% of the area median income or less.

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Metropolitan Council

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Saint Paul
Project Name: Serenity Townhomes
Project Location: Bush Ave & Cypress St., Saint Paul
Council District: 13 - Lee

Project Detail	
Project Overview	As part of a 19-townhome development, this project will build 14 energy-efficient townhouses affordable to households earning 60%-80% of the area median income. Homes will meet Department of Energy Zero Energy Ready Home and Energy Star NextGen guidelines, ensuring reduced utility costs for owners. The project includes solar panels and heat pumps, which reduce its carbon footprint.
Number of Homes Funded	14
Targeted Affordability*	60% - 80% AMI
Number of Bedrooms per Home	3 to 4
Affordability Mechanism	Community Land Trust
Development Team	Amani Construction Rondo Community Land Trust
Funding	
Requested Amount	$1,000,000
Use of Funds & Award Amount	
$750,788	**Award Amount**
	Use: General Construction **Deliverables**: 14 new townhomes affordable to households earning 60% to 80% of the area median income.
Other Met Council Grants	
$261,579	2024 Affordable Homeownership grant to the Serentiy Townhomes project via the Saint Paul Port Authority (SG-22300)
$270,000	2023 Affordable Homeownership grant to the Serenity Townhomes project via the Saint Paul Port Authority (SG-19781)

* All homeownership opportunities supported through the LCDA-Affordable Homeownership grant program must be affordable to households living at no more than 80% of the AMI for a minimum of 15 years.

Attachment C: Summary Table of Projects Not Recommended for Funding

The following projects are not recommended for funding because there is insufficient funding in the Livable Communities Affordable Homeownership program to fulfill all requests.

Table 3 Summary table of projects not recommended for funding

Request Amounts	Bloomington - St. Mark's		Carver County CDA - CLT Homebuyer Initiated Program	North St. Paul - Nature Pointe	Saint Louis Park - Affordable Homeownership	Saint Paul - AACDC 964 Payne	Scott County CDA - Moraine Addition	Woodbury - Two Rivers CLT
Number of Homes	10	7	4	8	8	3	7	3
Total Request	$1,989,000		$400,000	$400,000	$800,000	$280,000	$840,000	$270,000
Request (per home)	$117,000		$100,000	$50,000	$100,000	$93,333	$120,000	$90,000
Development Type	New		Conversion	New Construction	New Construction	New Construction	New Construction	Rehab
Affordability								
Max Average Median Income (AMI)	80% AMI		80% AMI	80% AMI	80% AMI	60% AMI	60%-80% AMI	80% AMI
Affordability Term	30 years		99 years	30 years	99 years	99 years	99 years	99 years
Affordability Mechanism	Restrictive Covenant		Land Trust	Deed Restriction or Land Trust Partnership	Community Land Trust	Deed Restriction	Community Land Trust	Community Land Trust
Home Attributes								
Estimated Market Value	$425,000		$400,000	$380,000	$450,000	$392,167	$575,000	$425,000
Anticipated Sale Price	$306,500		$216,500	$305,000	$250,000	$225,300	$305,000	$260,000
Type of Home	Twin Homes	Single Family	TBD	Townhouse	Twin Home	Condo	Single Family	TBD
Home Size (square feet)	1,500		TBD	2039-2061	1921-2064	1,600	2,012	TBD
Number of Bedrooms	3		TBD	3 or 4	3 to 4	3	3 to 5	TBD

Attachment D: Project Summaries Not Recommended for Funding

Unfunded Project Summary

Applicant:	City of Bloomington HRA
Project Name:	St. Mark's Redevelopment
Request Type:	LCDA - Affordable Homeownership
Requested Amount:	$1,989,000
Project Location:	8630 Xerxes Ave S, Bloomington, MN 55341
Council District:	5 – Pacheco
Project Overview:	Redevelop the site occupied by St. Mark's Church with a mix of single and two-family (twin) homes, affordable to households earning 80% AMI or less. The HRA plans to acquire, plat, and install road and utilities and will work with emerging developers to develop the sites.
Number of Homes:	17

Targeted Affordability: 80% AMI
Number of Bedrooms: 3
Affordability Mechanism: Restrictive Covenant
Development Team: TBD
Other Met Council Grants: SG-23212, $270,000 2025 Pre-Development Grant
Rationale: Insufficient program funding to fulfill the request

Unfundded Project Summary

Applicant: Carver County CDA
Project Name: CLT Homebuyer Initiated Program
Request Type: LCDA - Affordable Homeownership
Requested Amount: $400,000
Possible Project Location: Cities of Carver, Chanhassen, Chaska, Mayer, New Germany, Norwood Young America, Victoria, Waconia, and Watertown
Council District: 3 - Tyrone Carter and 4 - Barber
Project Overview: The Carver County Community Land Trust (CCCLT) Homebuyer Initiated Program is a buyer-driven, scattered-site initiative that helps low- and moderate-income households purchase homes in Carver County. Buyers select homes within their budget, combining their mortgage capacity with CCCLT affordability gap grants to bridge the difference between what they can afford and market-rate prices.
Number of Homes: 4
Targeted Affordability: 80% AMI
Number of Bedrooms per Home: TBD
Affordability Mechanism: Land Trust
Development Team: Carver County CDA
Related Met Council Grants:

- SG-13614 $20,000 2019 Local Housing Incentives Account Grant (grant funded the scattered site program, but different homes than the 2025 request)
- SG-10106 $10,000 2017 Local Housing Incentives Account Grant (grant funded the scattered site program, but different homes than the 2025 request)

Rationale: Insufficient program funding to fulfill the request

Unfundeded Project Summary

Applicant: City of North Saint Paul
Project Name: Nature Pointe Townhouses
Request Type: LCDA - Affordable Homeownership
Requested Amount: $400,000
Project Location: 21XX South Avenue, North Saint Paul
Council District: 13 – Lee
Project Overview: Build eight townhomes affordable to households earning 80% AMI or less. The site is adjacent to the Gateway Trail.
Number of Homes: 8
Targeted Affordability: 80 % AMI
Number of Bedrooms per Home: 3 or 4
Affordability Mechanism: Deed restriction or land trust partner
Development Team: HG Development – Partners Realty, Inc.
Rationale: Insufficient program funding to fulfill the request

Unfundded Project Summary

Applicant: Saint Louis Park EDA
Project Name: Affordable Homeownership
Request Type: LCDA - Affordable Homeownership
Requested Amount: $800,000
Project Location: 5639, 5643, 5647 and 5707 Minnetonka Boulevard, Saint Louis Park
Council District: 8 – Cameron
Project Overview: Build eight energy-efficient townhomes affordable to households earning 80% AMI or less.
Number of Homes: 8
Targeted Affordability: 80% AMI
Number of Bedrooms per Home: 3 to 4
Affordability Mechanism: Land Trust
Development Team: Greater Metropolitan Housing Corporation
Homes Within Reach
Related Met Council Grant Requests:

- Pending/Under Review 2025 Tax Base Revitalization Grant
- Not Funded 2023 Pre-Development Grant

Rationale: Insufficient program funding to fulfill the request

Unfundedde Project Summary

Applicant: City of Saint Paul
Project Name: AACDC 964 Payne Ave
Request Type: LCDA - Affordable Homeownership
Requested Amount: $280,000
Project Location: 964 Payne Ave, Saint Paul
Council District: 13 – Lee
Project Overview: Build three three-bedroom condominiums that build on the cultural diversity, transit access, and family-friendly amenities on St. Paul’s East Side.
Number of Homes: 3
Targeted Affordability: 60% AMI
Number of Bedrooms per Home: 3
Affordability Mechanism: Deed restriction
Development Team: African American Community Development Corporation
Rationale: Insufficient program funding to fulfill the request

Unfunded Project Summary

Applicant: Scott County CDA
Project Name: Moraine Addition
Request Type: LCDA - Affordable Homeownership
Requested Amount: $840,000
Project Location: 8672, 8684, 8706, 8718, 8730, 8742, 8737 Moraine Dr., Shakopee
Council District: 4 – Barber
Project Overview: Build seven single-family homes with three to five bedrooms to accommodate larger families.
Number of Homes: 7
Targeted Affordability: 60%-80% AMI
Number of Bedrooms per Home: 3 to 5
Affordability Mechanism: Land Trust
Development Team: Scott County Community Development Agency
Other Met Council Grants: SG-22168 $200,000 2024 Affordable Homeownership Grant
Rationale: Insufficient program funding to fulfill the request

Unfundeded Project Summary

Applicant: City of Woodbury HRA
Project Name: Two Rivers CLT
Request Type: LCDA - Affordable Homeownership
Requested Amount: $270,000
Project Location: Woodbury
Council District: 12 – Jenkins
Project Overview: Purchase and renovate three homes and make sell them to households earning 80% AMI or less through the community land trust. Renovations will include energy efficiency and safety enhancements.
Number of Homes: 3
Targeted Affordability: 80% AMI
Number of Bedrooms per Home: TBD
Affordability Mechanism: Land Trust
Development Team: Two Rivers Community Land Trust
Rationale: Insufficient program funding to fulfill the request