

Committee Report

Community Development Committee



Committee Meeting Date: December 2, 2024

For the Metropolitan Council: December 11, 2024

Business Item: 2024-342

Funding Recommendations for 2024 Livable Communities Demonstration Account Affordable Homeownership Grants

Proposed Action

That the Metropolitan Council:

1. Award ten (10) 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: Funding Recommendations for 2024 Affordable Homeownership Grants

Grantee	Project	# of Homes	Award Amount
Bloomington HRA	Single Family + ADUs	2	\$100,000
Carver County CDA	413 Franklin (Watertown)	1	\$69,875
City of Eden Prairie	Scattered Site (Homes Within Reach)	1	\$28,377
City of Maplewood	Beebe Meadows	7	\$525,000
City of Minnetonka	Minnetonka Mills	10	\$500,000
City of Minnetonka	Scattered Site Across Western Hennepin County (Homes Within Reach)	9	\$180,000
Roseville EDA	Scattered Site (Twin Cities Habitat for Humanity)	3	\$375,000
Scott County CDA	Moraine (Shakopee)	2	\$200,000
City of Saint Paul	1036 Marshall	4	\$760,169
Saint Paul Port Authority	Serenity Townhouses	7	\$261,579
TOTAL		46	\$3,000,000

Summary of Community Development Committee Discussion/Questions

Senior Planner Emily Seddon presented the Livable Communities Advisory Committee (LCAC) recommendation for funding. Council Members expressed appreciation for the time staff and LCAC members put into the process, and appreciated the explanation of who could afford to live in each home. Council Members asked about consistency between scores and the awards, and staff reported that LCAC reviewers' scores were fairly consistent and reviewers met to discuss scores before finalizing their recommendation.

Motion by Council Member Vento, seconded by Council Member Lindstrom. Motion carried.

Business Item

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District(s), Member(s): All
Policy/Legal Reference: Minn. Stat. § 473.253
Staff Prepared/Presented: Emily Seddon, Senior Planner, 651-602-1023
Division/Department: Community Development / Regional Planning

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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 5, 2024, the Metropolitan Council adopted the 2024 LCDA Affordable Homeownership guidelines, criteria, and schedule as part of the Annual Livable Communities Act Fund Distribution Plan ([Business Item 2024-41](#)). This plan allocated \$3 million for Affordable Homeownership grants in 2024.

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, a goal described in the Council's 2020-2022 Strategic Plan. 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 two 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 2024 review process, external reviewers from the Livable Communities Advisory Committee (LCAC) evaluated the applications on:

- **Affordability:** Projects must ensure that the homes created will be affordable to households living at 80% (AMI) or less and provide a minimum affordability term of 15 years. For 2024, this is defined as households with annual incomes of \$97,800 or less and homes with a purchase price not exceeding \$290,300. 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 then combined with the data-derived scores related to the program priorities to arrive at the application's final score.

Additionally, the program requires that all applicants ensure first-time homebuyers take Home Stretch or an equivalent homeownership education course. The [Scoring Criteria](#), as approved by Council in the 2024 Fund Distribution Plan, is available online.

In 2024, the Council set a maximum award size of 50% of the project's total acquisition and general construction costs. Soft costs, like developer and legal fees, have not been eligible for funding in any year. Furthermore, no local match is required for 2024 grants, making it easier for smaller communities and smaller projects to compete for funding.

For the 2024 LCDA Affordable Homeownership grant opportunity, the Council received 11 applications. The applications requested a total of \$5,417,683, exceeding the available \$3 million allocation by \$2,417,683.

Rationale

In the 2024 Fund Distribution Plan, the Council notes its commitment to maximize the number of awards and the number of homes funded, if demand continued to exceed available funds. This commitment recognized the fact that homeownership projects are often scalable with partial awards. Since 2024 requests exceeded available funds, the LCAC recommends full funding for the highest scoring projects and partial awards on a progressively diminishing scale by score until available funds are fully expended. Partial awards are rounded so that a whole number of homes can be funded by the grant until all funds are exhausted, as shown in Table 2. No projects with scores below 30 points are recommended for funding in this grant cycle given limited funds.

Table 2: 2024 Affordable Homeownership Grant Applications by Score with Funding Recommendation

Project	Points	Request	Request per Home	# of Homes Proposed	# of Homes Possible w/ Recommendation	Recommendation
City of Maplewood <i>Beebe Meadows</i>	41.5	\$525,000	\$75,000	7	7	\$525,000
City of Minnetonka <i>Minnetonka Mills</i>	41.3	\$500,000	\$50,000	10	10	\$500,000
Bloomington <i>Single Family + ADU</i>	40	\$100,000	\$50,000	2	2	\$100,000
Roseville EDA <i>Scattered Site</i>	39.2	\$500,000	\$125,000	4	3	\$375,000
City of Minnetonka <i>Scattered Site</i>	38.9	\$300,000	\$20,000	15	9	\$180,000
City of St. Paul <i>1036 Marshall</i>	37	\$1,140,253	\$190,042	6	4	\$760,169
Carver County CDA <i>413 Franklin (Watertown)</i>	36.2	\$69,875	\$69,875	1	1	\$69,875
Saint Paul Port Authority <i>Serenity Townhouses</i>	34.3	\$710,000	\$37,368	19	7	\$261,579
Scott County CDA <i>Moraine (Shakopee)</i>	33.7	\$1,000,000	\$100,000	10	2	\$200,000
Eden Prairie <i>Scattered Site</i>	33.3	\$240,000	\$40,000	6	0.71	\$28,377
Minneapolis <i>Greenbelt</i>	29.8	\$322,555	\$64,511	5	0	\$-
TOTAL					45.71	\$3,000,000

Thrive Lens Analysis

The Council's investment in these affordable homeownership projects advances several Thrive 2040 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 draft Imagine 2050 plan. Specifically, the draft plan maintains the commitment to reducing racial disparities so that “all people feel welcome, included, and empowered,” which was a central reason for the program’s launch in 2022. The draft 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 5, 2024, the Metropolitan Council adopted the 2024 Annual Livable Communities Act Fund Distribution Plan ([Business Item 2024-41](#)). This plan allocated \$3 million from the Livable Communities Demonstration Account for Affordable Homeownership grants in 2024. 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.

Review Process

The Council received 11 applications by the October 1, 2024 deadline. Staff scored projects on the [program priorities](#), and all received higher than the minimum score (5) to advance in the review process. In 2024, based on feedback from applicants and Council Members, external reviewers from the Livable Communities Advisory Committee were incorporated into the process. Previously, an ad hoc panel of subject matter experts reviewed the applications. Three members from the LCAC, who self-declared they had experience with homeownership programs, served as the external reviewers and scored the projects on the [equitable access and affordability criteria](#) that were adopted by the Council as part of the 2024 Fund Distribution Plan. Based on the program priorities, equitable access, and affordability scores and the Council’s stated intent to maximize the number of projects and homes funded, the LCAC is recommending funding for 10 applications.

Outcomes Summary

The expected outcomes of the funding recommendation, outlined in Table 1, are 46 new home ownership opportunities, including two with accessory dwelling units. Because the accessory dwelling units are not sold separately from the new construction homes, they are not counted as additional homeownership opportunities. Table 3 shows the number of homeownership opportunities expected to be created by the 2024 grants by affordability level; some projects have overlapping levels of affordability, so each level is not discrete.

Table 3: Expected Affordability Outcomes of 2024 Affordable Homeownership Grants

Affordability Target (2024 Annual Income Hourly Wage if Employed Full Time) ¹	2024 Affordable Home Price ²	# of Homes
30%-80% AMI (\$37,250 - \$97,800 \$17.91 - \$47.02)	\$100,800 - \$290,300	17
45%-65% AMI (\$55,013 - \$79,463 \$26.45 - \$38.20)	\$163,294 - \$235,869	12
50%-60% AMI (\$62,100 - \$74,520 \$29.86 - \$35.83)	\$178,600 - \$217,400	3
50%-80% AMI (\$62,100 - \$97,800 \$29.86 - \$47.02)	\$178,600 - \$290,300	1
60%-80% AMI (\$74,520 - \$97,800 \$35.83 - \$47.02)	\$217,400 - \$290,300	11
80% AMI (\$97,800 \$47.02)	\$290,300	2
TOTAL Affordable At or Below 80% AMI		46

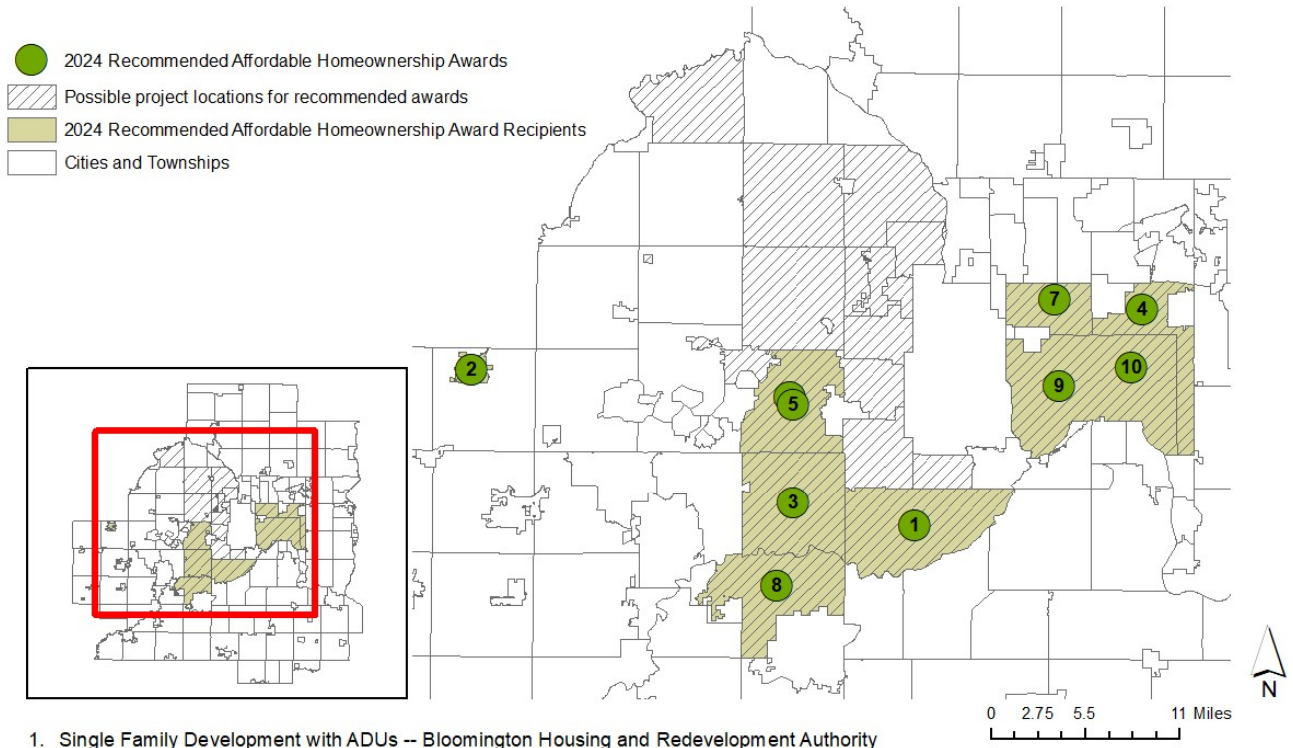
¹Applicants self-report their targeted affordability; therefore, bands are not discrete.

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. Geographic Distribution of Recommended 2024 Affordable Homeownership Grants



1. Single Family Development with ADUs -- Bloomington Housing and Redevelopment Authority
2. 413 Franklin Ave -- Carver County Community Development Agency
3. Scattered Site (Homes Within Reach) -- City of Eden Prairie
4. Beebe Meadows -- City of Maplewood
5. Minnetonka Mills -- City of Minnetonka
6. Scattered Site (Homes Within Reach) -- City of Minnetonka
7. Scattered Site (Twin Cities Habitat for Humanity) -- Roseville Economic Development Authority
8. Moraine -- Scott County Community Development Agency
9. 1036 Marshall -- City of Saint Paul
10. Serenity -- Saint Paul Port Authority

Attachments

Attachment A: Recommendation Summary Table

Attachment B: Project Summaries Recommended for Funding

Attachment C: Project Summary Not Recommended for Funding



Attachment A - Recommendation Summary Table

	Bloomington HRA	Carver County CDA	Eden Prairie	Maplewood	Minnetonka Mills	Minnetonka Scattered Site	Roseville EDA	Scott County CDA	Saint Paul	Saint Paul Port Authority	Total
Request											
Number of Homes Proposed	2 (each with ADU)	1	6	7	10	15	4	10	6	19	83
Total Request	\$100,000	\$69,875	\$240,000	\$535,000	\$500,000	\$300,000	\$500,000	\$1,000,000	\$1,140,253	\$710,000	\$5,417,683
Request Per Home	\$50,000	\$69,875	\$40,000	\$76,429	\$50,000	\$20,000	\$125,000	\$100,000	\$190,042	\$37,368	
Development Type	New	New, Infill	Preservation	New	New	Preservation	Preservation or New	New	New	New	
Affordability											
Targeted Area Median Income (AMI)	45-65%	50-80%	45-65%	30-80%	30-80%	45-65%	50-60%	80%	60-80%	60-80%	
Affordability Term	99 years	99 years	99 years	30 years	30 years	99 years	99 years	99 years	99 years	99 years	
Affordability Mechanism	Community Land Trust	Community Land Trust	Community Land Trust	Restrictive Covenant	Community Land Trust Restrictive Covenant	Community Land Trust	Community Land Trust	Community Land Trust	Community Land Trust	Community Land Trust	
Anticipated Home Attributes											
Estimated Market Value	\$450,000	\$425,000	\$425,000	\$350,000	\$400,000	\$460,000	\$400,000	\$450,000	\$307,500	\$263,710	
Anticipated Sale Price	\$222,111	\$275,000	\$220,000	\$205,000	\$205,000	\$250,000	\$197,000	\$290,300	\$290,300	\$263,710	
Type	Single Family w/ ADU	Single Family	Single Family, Townhome, or Condo	Single Family	Twin-Home	Single Family, Townhome, or Condo	Single Family or Twin-Home	Single Family	Townhome	Townhome	
Home Size (square feet)	1,900	1,762	1800-2100	1,650	1,550	1,600	1,700	2,000	2,640	1,876	
Number of Bedrooms	5	4	3-4	3-5	3	3	3	3-4	3	3-4	



Attachment B: Project Summaries Recommended for Funding

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: Bloomington Housing and Redevelopment Authority
Project Name: Single Family Development with ADUs
Project Location: 9030 Park Ave S. and 9036 Park Ave S., Bloomington, MN 55420
Council District: 5 - Pacheco

Project Detail	
Project Overview	Project will build two single family homes with detached accessory dwelling units (ADUs). These units are expected to be the first ADUs in the community, as the zoning use has only recently been adopted by the community. Given the unique feature of an ADU, the project will target first-time homebuyers and multi-generational households. Homes Within Reach is amending their ground lease for this project to allow the owners to rent the ADUs at affordable prices, creating additional opportunities for wealth building.
Number of Homes	2 single family homes each with a detached accessory dwelling unit
Targeted Affordability*	45-65% AMI
Number of Bedrooms per Home	5 (single family home + ADU)
Affordability Mechanism	Community Land Trust
Development Team	City of Bloomington West Hennepin Affordable Housing Land Trust (DBA Homes Within Reach) Twin Cities Habitat for Humanity
Funding	
Requested Amount	\$100,000
Use of Funds & Award Amount	
\$100,000	Award Amount
\$100,000	Use: General Construction Deliverables: Construction of two single family homeownership opportunities, with detached accessory dwelling units, affordable to households living at 45-65% AMI. Confirmation of ground lease amendment to ensure that, if rented, ADUs remain affordable to households living at 80% AMI 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.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: Carver County Community Development Agency
Project Name: 413 Franklin
Project Location: 413 Franklin Avenue NW Watertown, MN 55388
Council District: 4 - Barber

Project Detail	
Project Overview	Project will build one four bedroom/1.75 bathroom single family home on a vacant infill lot in the City of Watertown. The prior home was demolished after a fire in 2014/2015.
Number of Homes	1
Targeted Affordability*	80% AMI
Number of Bedrooms per Home	4
Affordability Mechanism	Community Land Trust
Development Team	Carver County CDA Carver County Community Land Trust
Funding	
Requested Amount	\$69,875
Use of Funds & Award Amount	
\$69,875	Award Amount
\$69,875	Use: General Construction Deliverable: Construction of one single family home, affordable to households living at 80% AMI.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Eden Prairie
Project Name: Eden Prairie – Homes Within Reach
Project Location: Eden Prairie
Council District: 3 - Carter

Project Detail	
Project Overview	As part of a planned project for six homes, identify, purchase, rehabilitate, and bring into the Eden Prairie Homes Within Reach program one single family, townhome, or condo dwelling for sale.
Number of Homes	1
Targeted Affordability*	45-65% AMI
Number of Bedrooms per Home	3-4
Affordability Mechanism	Community Land Trust
Development Team	City of Eden Prairie West Hennepin Affordable Housing Land Trust (DBA Homes Within Reach)
Funding	
Requested Amount	\$240,000 for six homes
Use of Funds & Award Amount	
\$28,377	Award Amount
\$28,377	Use: Acquisition Deliverable: Acquisition of one single family, townhome, or condo dwelling.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Maplewood
Project Name: Beebe Meadows
Project Location: 700-1760 Beebe Rd N, Maplewood, MN 55109
Council District: 13 - Lee

Project Detail	
Project Overview	The project had been stalled and property vacant for several years before Twin Cities Habitat for Humanity (TCHFHC) purchased it. Project will construct seven single family homes at the corner of Beebe Road and Larpenteur Ave E. Three of the homes will be slab-on-grade and visitable for ease of access for people with disabilities. There are challenges with the site being in a wetland area, and TCHFHC has been working with the Watershed District. TCHFHC reports neighbors have expressed support for the project.
Number of Homes	7
Targeted Affordability*	30-80% AMI
Number of Bedrooms per Home	3-5
Affordability Mechanism	Restrictive Covenant
Development Team	City of Maplewood Twin Cities Habitat for Humanity
Funding	
Requested Amount	\$525,000
Use of Funds & Award Amount	
\$525,000	Award Amount
\$525,000	Use: General Construction Deliverable: Construction of seven single family homeownership opportunities, affordable at households living at 30%-80% AMI.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Minnetonka
Project Name: Minnetonka Mills
Project Location: Lots at 13205 Minnetonka Drive, Minnetonka, 55303
Council District: 3 - Carter

Project Detail	
Project Overview	Project will construct ten “Zero-Energy-Ready” twin-home units at Mills Church. Currently, half of the property is covered by an unused parking lot. Twin Cities Habitat for Humanity plans to maintain the apple orchard and tree-cover that are also on the property. The project will also improve stormwater management for both the residential development and nearby church.
Number of Homes	10
Targeted Affordability*	30-80% AMI
Number of Bedrooms per Home	3
Affordability Mechanism	Community Land Trust Restrictive Covenant
Development Team	City of Minnetonka Twin Cities Habitat for Humanity West Hennepin Affordable Housing Land Trust (DBA Homes Within Reach)
Funding	
Requested Amount	\$500,000
Use of Funds & Award Amount	
\$500,000	Award Amount
\$500,000	Use: General Construction Deliverable: Construction of ten twin-home homeownership opportunities, affordable to households living at 30%-80% AMI.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Minnetonka
Project Name: Minnetonka – Scattered Site
Project Location: Acquisitions possible in Bloomington, Brooklyn Center, Brooklyn Park, Crystal, Eden Prairie, Edina, Golden Valley, Long Lake, Loretto, Maple Grove, Minnetonka, New Hope, Plymouth, Richfield, Robbinsdale, Rogers, St. Louis Park, Wayzata
Council District: 3 – Carter, with possible acquisitions in 1 – Johnson, 2 – Chamblis, 5 – Pacheco, 8 – Cameron, 9 - Morales

Project Detail	
Project Overview	As part of a planned 15 home partnership with Homes Within Reach, acquire, rehabilitate, and sell nine homes in the western suburban Hennepin County area. Homes will only be in Livable Communities Act (LCA) participating cities. This partnership will preserve homes that are often torn down and replaced with larger, more expensive homes. Often, Homes Within Reach will reconfigure homes through the rehabilitation efforts, making them more modern and functional.
Number of Homes	9
Targeted Affordability*	45-65% AMI
Number of Bedrooms per Home	3
Affordability Mechanism	Community Land Trust
Development Team	City of Minnetonka West Hennepin Affordable Housing Land Trust (DBA Homes Within Reach)
Funding	
Requested Amount	\$300,000 for 15 homes
Use of Funds & Award Amount	
\$180,000	Award Amount
\$180,000	Use: Acquisition and General Construction Deliverable: Acquire nine homes in LCA participating cities in Western Hennepin County. Rehabilitate nine homes for sale to households living at 45-65% AMI in LCA participating cities in Western Hennepin County.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: Roseville Economic Development Authority
Project Name: Roseville – Scattered Site
Project Location: TBD
Council District: 10 - Lindstrom

Project Detail	
Project Overview	As part of a planned four home project, create three affordable homeownership opportunities in Roseville through either (1) purchasing land, demolition (if needed), and construction of new single family or twin-home dwellings or (2) acquiring and rehabilitating homes.
Number of Homes	4
Targeted Affordability*	50-60% AMI
Number of Bedrooms per Home	3
Affordability Mechanism	Community Land Trust
Development Team	City of Roseville Twin Cities Habitat for Humanity
Funding	
Requested Amount	\$500,000
Use of Funds & Award Amount	
\$375,000	Award Amount
\$375,000	Uses: Acquisition and General Construction Deliverables: Acquisition of sites for three future affordable homeownership opportunities. Construction or rehabilitation of three homes or twin-homes for sale to households living at 50-60% AMI.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: Scott County Community Development Agency
Project Name: Moraine
Project Location: 8672-8742 Moraine Drive, Shakopee
Council District: 4 - Barber

Project Detail	
Project Overview	As part of a planned 10 home project, create two two-story new-construction affordable homeownership opportunities with two stall garages in Shakopee. Scott County used \$1.4M of American Rescue Plan Act (ARPA) funds to prepare the site and public utilities.
Number of Homes	2
Targeted Affordability*	80% AMI
Number of Bedrooms per Home	3-4
Affordability Mechanism	Community Land Trust
Development Team	Scott County Community Development Agency
Funding	
Requested Amount	\$1,000,000
Use of Funds & Award Amount	
\$200,000	Award Amount
\$200,000	Use: General Construction Deliverable: General construction of two new affordable homeownership opportunities affordable to households living at 80% AMI.

* 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.



Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: City of Saint Paul
Project Name: 1036 Marshall
Project Location: 1036 Marshall Ave, Saint Paul
Council District: 14 - Carter

Project Detail	
Project Overview	As part of a six-home project, create four new-construction three-story townhome ownership opportunities with tuck under garages for first-time homebuyers in Saint Paul. The project design includes a central greenspace, toddler playground, and room for gardens. The townhomes are designed to aim for net-zero performance. The project will improve a site that has had significant soil instability issues.
Number of Homes	4
Targeted Affordability*	60-80% AMI
Number of Bedrooms per Home	3-4
Affordability Mechanism	Community Land Trust
Development Team	City of Saint Paul Rondo Community Land Trust ABC Realty 4RM+ULA Architects
Funding	
Requested Amount	\$1,140,253 for six homes
Use of Funds & Award Amount	
\$760,169	Award Amount
\$760,169	Use: General Construction Deliverable: General construction of six new townhome ownership opportunities.
Other Metropolitan Council Funding	
\$75,000	2024 Livable Communities Demonstration Account Pre-Development Grant

* 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.

Livable Communities Project Summary

Grant # SG
Type: LCDA - Affordable Homeownership
Applicant: Saint Paul Port Authority¹
Project Name: Serenity Townhouses
Project Location: Corner of Bush Ave & Cypress St. in Saint Paul
Council District: 13 - Lee

Project Detail	
Project Overview	As part of a 19-home project, create seven new-construction affordable townhome ownership opportunities in Saint Paul that meet Zero Energy Ready standards.
Number of Homes	7
Targeted Affordability*	60-80% AMI
Number of Bedrooms per Home	3-4
Affordability Mechanism	Community Land Trust
Development Team	Saint Paul Port Authority Amani Construction & Development Rondo Community Land Trust
Funding	
Requested Amount	\$710,000 for 19 homes
Use of Funds & Award Amount	
\$261,579	Award Amount
\$261,579	Use: General Construction Deliverable: General construction of seven new townhome ownership opportunities, affordable to households living at 60-80% AMI.
Other Metropolitan Council Funding	
\$270,000	2023 Livable Communities Local Housing Incentives Account Affordable Homeownership Grant

* 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.

¹ Pending approval by the Saint Paul Port Authority Board (expected December 2024).



Attachment C: Project Summary Not Recommended for Funding

Livable Communities Applicant Summary

Type: LCDA - Affordable Homeownership
Applicant: City of Minneapolis
Project Name: Greenbelt
Project Location: 3020-6th street N, 3024 6th street N, 429 31st Avenue N, 427 31st Avenue N, 419 31st Avenue N, 415 31st Avenue N, 409 31st Avenue N
Council District: 7 - Osman

Project Detail	
Project Overview	Project will construct five energy efficient single family homes on vacant land in the Hawthorne Ecovillage area. Each home will have a patio or deck, backyard, detached garage, and landscaped front yard with a rain garden. The project will add a new alley.
Number of Homes	5
Targeted Affordability*	80% AMI
Number of Bedrooms per Home	3
Affordability Mechanism	Restrictive Covenant
Development Team	City of Minneapolis Project for Pride in Living
Funding	
Requested Amount	\$322,555
Award Amount	
\$0	Award Amount
	Rationale: Project scored lower than other applicants in the 2024 LCDA Affordable Homeownership Grant round and limited funds are available
Other Metropolitan Council Funding	
\$120,000	2017 Livable Communities Local Housing Incentives Account Grant
\$60,000	2020 Livable Communities Local Housing Incentives Account Grant
\$568,400	2023 Livable Communities Local Housing Incentives Account Affordable Homeownership Grant

* 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.

