

2025 Livable Communities

Affordable Homeownership Funding Recommendation



November 17, 2025

Livable Communities Grant Program



Program Goals

- Create more housing choice
- Support living wage jobs creation
- Reduce greenhouse gas emissions and conserve natural resources
- Improve connections between housing, jobs, and amenities across the region
- Create more equitable development outcomes

Livable Communities Grant Program



Affordable Homeownership Grants

- \$3M available for projects that create affordable homeownership opportunities in 2025.
- Projects may be new construction or rehabilitation
- All types of homeownership opportunities are eligible to apply (single-family, twin home, townhome, condo, manufactured home, etc.).
- Homes must be sold to households earning 80% of the area median income or less, or \$104,200 annually (\$50/hour) for a family of four in 2025.
- Homes must remain affordable upon resale for a minimum of 15 years.

Livable Communities Grant Program

Application and Submission Review Process



Affordable Homeownership Grants Evaluation

Location-Based Score (Census Data)

- **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.

Livable Communities Advisory Committee Review

- **Affordability:** Create homeownership opportunities for households earning less than 80% AMI for at least 15 years
- **Equitable Access to Homeownership:** Experience and intent to serve first-time and Black, Indigenous, and other ethnic or racial groups that own homes at disproportionately lower rates; as well as other efforts such as accessibility, community and cultural connections, and special financing products.

Funding Recommendation

2025 Livable Communities Affordable Homeownership 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

Duluth Street

City of Maplewood

- Grant will fund four homes within a five-home project
 - 2 Twin Homes
 - 1 Single Family Home
- Developed by Twin Cities Habitat for Humanity
- Second partnership between the City and Habitat to restart stalled projects on vacant land



Pedzo Star

City of Minneapolis

- Grant will fund four homes within a five-home project in North Minneapolis
- Rehab will make the homes safer, more energy efficient, and functional for larger families
- Homes will be affordable to households earning 41%-60% of the area median income (\$54,284 - \$79,440 annually | \$26.10 - \$38.19 per hour)



City of Minnetonka

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- Architectural elevation drawing of a two-unit residential building. The drawing shows two identical units, Unit A and Unit B, separated by a central vertical line. Each unit features a front porch with a door and a window, a large garage door, and a gabled roof with skylights. The drawing includes detailed dimensions for height and width, and a list of materials and specifications on the right side.
- Dimensions:**
- Overall width: 64'-0"
 - Overall height: 22'-0"
 - Unit width: 32'-0"
 - Unit height: 12'-0"
 - Garage door width: 12'-0"
 - Front porch width: 8'-0"
 - Front porch depth: 4'-0"
 - Front porch height: 4'-0"
 - Front porch railing height: 4'-0"
 - Front porch railing width: 4'-0"
 - Front porch railing depth: 4'-0"
 - Front porch railing height: 4'-0"
 - Front porch railing width: 4'-0"
 - Front porch railing depth: 4'-0"
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 - Front porch railing width: 4'-0"
 - Front porch railing depth: 4'-0"
- Materials and Specifications:**
- ROOF VENTING - 6 VENTS PER UNIT
 - LP SHARPSIDE CEDAR TRUCKER FASCIA
 - 36 SERIES PREFORMED, SHAGGED EDGE ROOFING - COLOR 9
 - VALLEY FLASHING
 - PREFORMED ALUM. VENTED SOFFIT, FASCIA, GUTTERS AND DOWNSPOUTS (TYP.)
 - HATCH PORCH DOVE 3/4" HOUS FASCIA
 - CORNER TRIM: 3648 LP SHARPSIDE TRIM ON FRONT/CEILING, 3644 LP SHARPSIDE TRIM ON SIDES
 - (TYP.) WINDOW TRIM: 41 TYP. (1) WINDOW - 4 BURNISHED, 3648 LP SHARPSIDE TRIM BETWEEN WINDOWS, 3648 LP SHARPSIDE
 - 8" SHARPSIDE PREFORMED 36 SERIES SHAGGED ED LP SIDING - COLOR 9 (TYP.)
 - 648 BUSH CEDAR POSTS, 3/4" DIA. UNPAINTED TOP & BOT. PAINTED (TYP.)
 - 36 LP SHARPSIDE TRIM ABOUT DO. (PAINTED)
 - WHITE VINYL LATTICE
 - 3" DIA. CONC. POST PIS.

Scattered Site

City of Minnetonka

- Continuation of a long-standing partnership between the City and Homes Within Reach
- Grant will fund the rehab and affordable resale of 12 homes as part of a planned 20-home project
- Homes may be purchased and rehabbed in any Livable Communities participating city that is in good standing in Hennepin County



642 Selby (The Beasley)

City of Saint Paul

- Grant will fund 15 condos within the 20-condo mixed-use development in the Rondo Neighborhood
- Creates a new style of affordable homeownership opportunity
- Located on the B Line Bus Rapid Transit corridor and near many amenities



Serenity Townhomes

City of Saint Paul

- Grant will fund 14 townhomes within a 10-townhome project
- Homes will be energy efficient
- Project includes solar panels and heat pumps, which reduce its carbon footprint.



Funding Recommendation

2025 Livable Communities Affordable Homeownership Recommendation

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



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