Pre-Dev
Pre-Development

Funding

Available Funding: $2,000,000 (includes Policy Development)
Award Limit: $300,000 per city per round (includes up to $50,000 in Policy Development funding in Round Two)
Application Limit: No more than six per city or county per round
Local Match: None
Grant Term: Two years (up to one year extension possible)

Key Dates

Round One Due: April 18, 2022
Round One Decision: June, 2022

Round Two Due: July 18, 2022
Round Two Decision: September, 2022

Pre-Development Eligible Costs Table

Eligible Costs
What: Proposed Project Outcomes
Environmental Sustainability

Environmental Sustainability
- Soil testing to determine feasible land uses that increase diversity or intensity on the project site (not environmental testing)
- Project-specific or district-wide stormwater management plans, district-wide heating and cooling plans, and district-wide waste management plans that conserve natural resources and mitigate impacts on climate change
- Passive building design and energy efficient improvement planning to conserve natural resources and reduce Greenhouse Gas emissions
- Development of Travel Demand Management Plan or other strategies to reduce emissions in and around the project site
- Landscaping plans that will conserve natural resources, increase greenspace, and prioritize native plants and pollinators
- Sustainability assessments, design and engineering (for example project/district stormwater management and district heating/cooling)

Site Planning
- Development of site plans that increase density, intensity, and/or diversity of uses in the project area
- Development of public realm plans and/or outdoor recreation plans for affordable housing projects to improve access to outdoor recreations and community gathering space
- Public art design process to create an intentionally designed piece of public art which contributes to the identity or sense of place of the development project and/or surrounding neighborhood. The design process should include an artist or arts organization.
- Phasing or staging plans for an identified parcel or multiple contiguous parcels
- Site selection between a small number of potential sites to maximize connections in and around the project site
- Additional design work to include Universal Design features beyond local requirements to increase accessibility in and around the project site
- Culturally specific site design and planning to best reflect priorities of the community/ies being served by the project

Pre-Development Eligible Costs Table

Eligible Costs

What: Proposed Project Outcomes

Affordable Housing
- Physical or capital needs assessment or energy audits for rehab of affordable housing buildings and/or units (only eligible for units affordable at 60% of AMI with income restrictions in place for a minimum of 15 years)
- Architectural design services (schematic design and design development)
- Appraisal for site acquisition

Financial Models
- Financial modeling to determine finance structure for project development and long-term management of affordable housing and jobs projects located in low income areas
- Feasibility studies to determine project feasibility, a housing mix that increases housing choice or commercial mix to support living wage jobs, or a market study to determine the demand for the proposed development project or project elements

How and Who: Proposed Project Process and Project Partners to Support Equitable Development Strategies
- Design workshops and community engagement activities that center those least represented and most impact by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events*)
- Community Benefits Agreement
- Understanding history of discrimination and land ownership in and around the project site and using that information to inform the future project
- Health Impact Assessment, displacement risk assessment and/or mitigation plan, equity analysis or impact analysis
- Wealth building planning
- Developer mentoring for new and/or small developers
- Displacement prevention planning

Ineligible Costs

- Corridor, small area or station area plans
- Area analysis of alternatives for market mix or financial feasibility
- Strategies for land banking and acquisition
- Generic traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, permits, etc…
- Administrative overhead
- Soft costs which are not directly related to an awarded grant activity
- Work done before the grant was awarded

Pre-Development Scoring Table

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

What: Pre-Development Project Outcomes		
The goals and vision of the proposed project would meet one or more of the following LCA and/or Thrive goals:		
	Criteria:	*Points*
LCA and Thrive Goals	Increase choice in local housing options by adding new housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	**10**
	Create or preserve permanent jobs opportunities with emphasis on accessible, living wage jobs	
	Intensify land uses on the site and take advantage of connections between housing, jobs, services and amenities across the region and in the project area, including accessibility and universal design	
	Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources	
	Further equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections	
How: Pre-Development Project Process		
Process	Project process will include analysis of who will benefit most from the project and in what ways, and use findings to influence equitable development strategies and outcomes	**12**
	Provide meaningful and appropriate engagement, including a variety of stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by the project inequities	
	Degree to which overall Pre-development efforts and proposed grant activities further vision/goals of the future development project	
Who: Proposed Project Team		
Who Is Involved	The strength of the partnership between the applicant (City/County/HRA/EDA) and development partner(s), including the level of support and engagement the applicant has with the project	**10**
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	The project forms partnerships between government, private for-profit, and non-profit sectors	
Total		**32**
Applications must score at least 22 of the 32 points available		

Funding

Available Funding & Award Limits: Included in Pre-Development available funding. Limit is $50,000 per city.
Application Limit: One per city or county applicant
Local Match: None
Grant Term: Two years (up to one year extension possible)

Key Dates

Application Due: July 18, 2022
Funding Decision: September, 2022

Policy Development Eligible Costs Table

Eligible Costs
What: Proposed Policy Outcomes
Policy Development
• Consultant services to develop a policy that will further LCA and Thrive goals
• Community engagement to define the policy
Ineligible Costs
• Staff time not related to engagement efforts
• Work done before the grant was awarded

Policy Development Scoring Table

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

What: Policy Development Outcomes		
Criteria:		*Points:*
The goals and vision of the proposed policy would meet one or more of the following LCA and/or Thrive goals associated with physical development:		
LCA and Thrive Goals	• Increasing housing choice and creating more affordable housing opportunities • Creating or preserving permanent, accessible, living wage jobs • Intensifying density and intensity of land uses that better support multimodal transportation and connections between jobs, housing, and amenities • Minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources • Furthering equitable outcomes in affordable housing, living wage jobs, climate impacts, transportation, and regional connections	25
	Extent to which the policy will support achieving more equitable development outcomes	

Policy

Pre-Development Policy Scoring Table

How: Policy Development Process		
Process	The process will include analysis of who will benefit most from the policy and in what ways, and use findings to influence equitable development strategies and outcomes	**15**
	The process plans for meaningful and appropriate engagement, including a variety of partners that represent the demographics of the residential and/or workforce community, centering those most impacted by inequities	

Who: Policy Development Team		
Who Is Involved	The team, including staff leads, consultants, and partners, is designed to reflect and be responsive to those underrepresented and most impacted by inequities	**10**
	The project team has a defined scope of work with tangible goals	
	The policy development team forms partnerships between government, private for-profit, non-profit sector	
Total Possible Points		**50**

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Funding

Available Funding: $9 million
Award Limit: No more than 40% of funds to Minneapolis and Saint Paul if applications from other cities/counties exceed 60%
Application Limit: Three per city or county applicant
Grant Term: Three years (up to two year extension possible)

Key Dates

Application Due: August 15, 2022
Step One Decision: October 2022
Funding Decision: December 2022

Development Eligible Costs Table

- All affordable housing must be affordable for a minimum of 15 years at 60% or lower of AMI
- Design and engineering fees for eligible activities can be up to 10% of the total award amount.
- Site acquisition is only eligible for affordable housing units or for jobs projects that improve access for low-income residents.
    - Holding costs can be up to 5% of the requested site acquisition support or $100,000, whichever is less
- Support for activities that are eligible only for affordable housing units (site acquisition, rehab, in-unit upgrades, resident amenities) will be prorated to the percentage of affordable units in the project.

Eligible Costs	Ineligible Costs
Environmental Sustainability	
• Infiltration swales or tanks • Landscaping that is an integrated part of the stormwater management system • Pervious pavement • Green roofs • Geothermal heat pumps • Fuel cells; and • Wind turbines • Project specific or district-wide stormwater management, heating/cooling management, and waste management systems • EV charging infrastructure or installation costs	• Photovoltaic cells

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	

• Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to:
  • lighting
  • landscaping
  • seating and furnishings
  • sidewalks and paths
  • Wayfinding elements
  • public restrooms (does not include SAC charges)
• Public art design process to create an intentionally designed piece of public art which contributes to the identity or sense of place of the development project and/or surrounding neighborhood. The design process should include an artist or arts organization.
• Public art features, including but not limited to murals, mosaics, and sculptures, which contribute to the identity or sense of place of the development project and/or surrounding neighborhood. To be considered public art, it must be led and fabricated by a professional artist and/or art organization.
• Playgrounds or outdoor recreational areas intended to serve residents of affordable housing developments
• Public community gardens or community gardens at affordable housing developments
• Demolition and removal of existing structures.
• Grading and soil correction to prepare a site for construction
• Outdoor resident amenity spaces for affordable housing projects
• General landscaping elements for affordable housing projects
• Construction costs for affordable housing projects
	• City or neighborhood parks
	• Parks, playgrounds, or areas that are primarily for the use of the development project's tenants or residents of market rate residential buildings
	• Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris.
	• Cleanup, removal, hauling or disposal of contaminated soil or debris.
	• General construction costs for projects that do not include affordable housing

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Improved Connections	
• New streets or street extensions only for local public streets • Public sidewalks, trails, or bike infrastructure that enhance the pedestrian environment and connect the project to nearby uses and amenities • Site-integrated transit shelters (work with Metro Transit early if including a transit shelter) • Outdoor public bike facilities or outdoor bike facilities for residents of affordable housing developments • Extensions or modifications of local public utilities that directly serve the development project • Publicly available portion of shared-use parking • Enhanced broadband connections for affordable housing projects • Universal design elements to improve accesible connections to and within the project site • Landscaping to improve the pedestrian experience	• County road improvements • Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects • Perimeter sidewalks or boulevards that do not improve the bike or pedestrian experience • Surface parking and parking without a shared public component • Expansion or extension of local public utilities not directly related to the development project • Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities. • Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget • Trail, sidewalk, or road connections that do not directly connect to or support the project site.
Design & Community Engagement	
• Design workshops and community engagement activities that center those least represented and most impact by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events*) • Design and engineering fees for grant requested activities (up to 10% of the total award) ** Food costs should be within Council limits and be purchased from DBE or DBE qualifying vendors*	• Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible" • Traditional public meetings or other engagement activities required by law

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
• Site acquisition for affordable housing projects or projects focused on bringing jobs to low-income areas. Eligible sites acquired after the date of award or for sites acquired within 12 months before the application is due are eligible • Holding costs up to 5% of the awarded acquisition amount or $100,000, whichever is less. • Eligible holding costs include property maintenance, insurance, and interest.	• Sites purchased more than 12 months before the application due date • Acquisition for market rate housing or jobs not in low-income areas • Sites purchased from a project partner who will gain financially fom the purchase • Site assembly for lands to be used for transit infrastructure.
Affordable Housing Preservation and/or Rehab	
• Exterior improvements to bring the building to code or improve energy efficiency of the building. Examples include window replacement, roof replacement, exterior finishing replacement (brick siding, etc.), or mechanical system replacement (Savings from energy efficiency should be passed on to the residents) • Improvements to interior of affordable units to bring building to code, increase energy efficiency, and improve the quality of life of current or future residents. Examples include low flow plumbing fixtures or energy savings appliances. • Improvements to indoor communal spaces. Examples include improvements to community gathering rooms, fitness centers, and areas in which supportive services are offered. • Improvements to building grounds and outdoor community gathering spaces. Examples include landscaping, playgrounds, greenspace, and community gardens. *Affordable and market rate units should be identical and evenly distributed throughout the building(s)*	• Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

Development Scoring Table

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

What: Proposed Project Outcomes						
Step One				Step Two		
Step One - Scored by staff				Step Two - Scored by LCAC		
	Criteria		*Points*		*Criteria*	*Points*
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, for projects with the deepest affordability, and for those including supportive services or other needed services		**8**		Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	**7**
	Create new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; **OR** Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households					
	Further equity outcomes in housing access*		**2***			
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs		**8**		Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	**7**
	Create or preserve jobs that support economic stability of the community in the project area					
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities and/or create/preserve industrial jobs with access to regional transit systems				The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	
	Further equity outcomes in access to economic opportunity*		**2***			

Development Scoring Table Continued

What: Proposed Project Outcomes						
Step One				**Step Two**		
	Criteria		*Points*	*Criteria*		*Points*
Compact, Connected Development	Increase density or intensity of land use on the site or in the project area if new construction; **OR** Preserve or intensify land use and density on of the site or in the project area in a way that uses an existing building more efficiently		8	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation in and around the project site, including accessibility and universal design features, especially those that contribute to larger existing or planned networks		7
	Takes advantage of available connections between housing, jobs, services and amenities across the region using existing and planned transportation systems					
	Increase diversity of uses and activities in the project and/or access to services and amenities, with a focus on complementary uses and human-centered experiences			Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and project area		
	Further equity outcomes in access to services and amenities*		2*			
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming		8	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms		7
	Minimize greenhouse gas emissions					
	Conserve natural resources, including reuse/preservation of an existing building			The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes		
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*		2*			
How: Proposed Project Process						
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*		5*	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by inequities		7
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*		3*	The project and the team use a strategic and integrated approach to addressing equity issues		

Development Scoring Table Continued

Who: Proposed Project Team					
Step One			**Step Two**		
	Criteria	*Points*		*Criteria*	*Points*
Project Team	The project forms partnerships between government, private for-profit, and non-profit sectors	8		The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5
	Local efforts to contribute to the project financially, considering the context of community capacity			**Equity**	
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*		The intended outcomes of the project will result in more equitable outcomes	2
Step One Total		58	**Step Two Total**		42
Applications must score at least 39 of the total 58 Step One points to move to Step Two with 12 of the 18 equity points (*) awarded.					
Applications must score at least 65 of the total 100 available points to be eligible for funding					

Program Coordinator
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TOD
Development

Funding

Available Funding: $5 million
Award Limit: $2 million per city
Application Limit: Three per applicant
Grant Term: Three years (up to two year extension possible)
Eligible Areas: 1/2 mile from existing and planned transit corridor stations, and 1/4 mile from High-frequency bus routes. Use the the online "Make-a-Map" tool to verify eligibility

Key Dates

Application Due: August 15, 2022
Step One Decision: October 2022
Funding Decision: December 2022

Development Eligible Costs Table

- All affordable housing must be affordable for a minimum of 15 years at 60% or lower of AMI
- Design and engineering fees for eligible activities can be up to 10% of the total grant award.
- Site acquisition is only eligible for affordable housing units or for jobs projects that improve access for low-income residents.
  - Holding costs up to 5% of the requested site acquisition support or $100,000, whichever is less.
- Support for activities that are eligible only for affordable housing units (site acquisition, rehab, in-unit upgrades, resident amenities) will be prorated to the percentage of affordable units in the project.

Eligible Costs	Ineligible Costs
Environmental Sustainability	
• Infiltration swales or tanks • Landscaping that is an integrated part of the stormwater management system • Pervious pavement • Green roofs • Geothermal heat pumps • Fuel cells; and • Wind turbines • Project specific or district-wide stormwater management, heating/cooling management, and waste management systems • EV charging infrastructure or installation costs	• City or neighborhood parks • Parks, playgrounds, or areas that are primarily for the use of the development project's tenants or residents of market rate residential buildings • Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris. • Cleanup, removal, hauling or disposal of contaminated soil or debris.

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	

• Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to:
  • lighting
  • landscaping
  • seating and furnishings
  • sidewalks and paths
  • Wayfinding elements
  • public restrooms (does not include SAC charges)
• Public art design process to create an intentionally designed piece of public art which contributes to the identity or sense of place of the development project and/or surrounding neighborhood. The design process should include an artist or arts organization.
• Public art features, including but not limited to murals, mosaics, and sculptures, which contribute to the identity or sense of place of the development project and/or surrounding neighborhood. To be considered public art, it must be led and fabricated by a professional artist and/or art organization.
• Playgrounds or outdoor recreational areas intended to serve residents of affordable housing developments
• Public community gardens or community gardens at affordable housing developments
• Demolition and removal of existing structures.
• Grading and soil correction to prepare a site for construction
• Outdoor resident amenity spaces for affordable housing projects
• General lanscapting elements for affordable housing projects
• Construction costs for affordable housing projects
	• General landscaping elements
	• City or neighborhood parks
	• Parks, playgrounds, or areas that are primarily for the use of the development project's tenants or residents of market rate residential buildings
	• Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris.
	• Cleanup, removal, hauling or disposal of contaminated soil or debris.

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Improved Connections	
• New streets or street extensions only for local public streets • Public sidewalks, trails, or bike infrastructure that enhance the pedestrian environment and connect the project to nearby uses and amenities • Site-integrated transit shelters (work with Metro Transit early if including a transit shelter) • Outdoor public bike facilities or outdoor bike facilities for residents of affordable housing developments • Extensions or modifications of local public utilities that directly serve the development project • Publicly available portion of shared-use parking • Enhanced broadband connections for affordable housing projects • Universal design elements to improve accesible connections to and within the project site • Landscaping to improve the pedestrian experience	• County road improvements • Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects • Perimeter sidewalks or boulevards that do not improve the bike or pedestrian experience • Surface parking and parking without a shared public component • Expansion or extension of local public utilities not directly related to the development project • Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities. • Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget • Trail, sidewalk, or road connections that do not directly connect to or support the project site.
Design & Community Engagement	
• Design workshops and community engagement activities that center those least represented and most impact by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events*) • Design and engineering fees for grant requested activities (up to 10% of the total award) ** Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors*	• Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible" • Traditional public meetings or other engagement activities required by law

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
• Site acquisition for affordable housing projects or projects focused on bringing jobs to low-income areas. Eligible sites acquired after the date of award or for sites acquired within 12 months before the application is due are eligible • Holding costs can be up to 5% of the awarded acquisition amount or $100,000, whichever is less. • Eligible holding costs include property maintenance, insurance, and interest.	• Sites purchased more than 12 months before the application due date • Acquisition for market rate housing or jobs not in low-income areas • Sites purchased from a project partner who will gain financially fom the purchase • Site assembly for lands to be used for transit infrastructure.
Affordable Housing Preservation and/or Rehab	
• Exterior improvements to bring the building to code or improve energy efficiency of the building. Examples include window replacement, roof replacement, exterior finishing replacement (brick siding, etc.), or mechanical system replacement (Savings from energy efficiency should be passed on to the residents) • Improvements to interior of affordable units to bring building to code, increase energy efficiency, and improve the quality of life of current or future residents. Examples include low flow plumbing fixtures or energy savings appliances. • Improvements to indoor communal spaces. Examples include improvements to community gathering rooms, fitness centers, and areas in which supportive services are offered. • Improvements to building grounds and outdoor community gathering spaces. Examples include landscaping, playgrounds, greenspace, and community gardens. *Affordable and market rate units should be identical and evenly distributed throughout the building(s)*	• Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

Development Scoring Table

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

What: Proposed Project Outcomes					
Step One			Step Two		
Step One - Scored by staff			Step Two - Scored by LCAC		
	Criteria	*Points*		*Criteria*	*Points*
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, priority for projects with the deepest affordability, and for those including supportive services or other needed services	8		Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7
	Create new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; **OR** Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households				
	Further equity outcomes in housing access*	2*			
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	8		Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7
	Create or preserve jobs that support economic stability of the community in the project area				
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems			The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	
	Further equity outcomes in access to economic opportunity *	2*			

Development Scoring Table Continued

What: Proposed Project Outcomes					
Step One			**Step Two**		
Criteria		*Points*	*Criteria*		*Points*
Compact, Connected Development	Increase the level of station area activity through greater density or intensity of land use on the site or in the station area if new construction; OR Preserve or intensify land use and density on the site or in the station area in a way that uses an existing building more efficiently	15	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation in and around the project site, including accessibility and universal design features, especially those that contribute to larger existing or planned networks		10
	Increase diversity of uses and activities and/or access to services and amenities in the transit corridor and station area, with a focus on complementary uses and human-centered experiences				
	Generate greater transit ridership, a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle		Catalyze or position the station area for additional transit-oriented development in a way that leverages public infrastructure and doesn't contribute to displacement of existing residents or businesses		
	Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems				
	Further the transit-oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor; priority for projects that implement part of a broader adopted plan or vision for the transit station or corridor		Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and throughout the station area		
	Further equity outcomes in access to services and amenities and choice of transportation and transit options*	2*			

Development Scoring Table Continued

What: Proposed Project Outcomes					
Step One			**Step Two**		
Criteria		*Points*	*Criteria*		*Points*
Environment and Livability	Maximize access to local and regional parks and trails and green space through outreach, site design, or programming	8	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms		7
	Minimize greenhouse gas emissions		The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes		
	Conserve natural resources, including reuse/preservation of an existing building		Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms		
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*			
Subtotal Outcomes		47	Subtotal Outcomes		31

TOD

How: Proposed Project Process					
Step One				**Step Two**	
	Criteria	Points		*Criteria*	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*	5*		Provide meaningful engagement, including with stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by inequities	7
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*		The project and the team use a strategic and integrated approach to addressing equity issues	
	Subtotal Process	8		Subtotal Process	7
Who: Proposed Project Team					
Project Team	The project uses partnerships between government, private for-profit, and nonprofit sectors	8		The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5
	Local efforts to contribute to the project financially, considering the context of community capacity				
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*		**Equity**	
				The intended outcomes of the project will result in more equitable outcomes	2
Subtotal Team		10		Subtotal Team	7
Step One Total		65		**Step Two Total**	45
Applications must score at least 42 of the total 65 Step One points to move to Step Two with 12 of the 18 equity points (*) awarded.					
Applications must score at least 75 of the total 110 available points to be eligible for funding					

Funding

Available Funding: $125,000 per round
Award Limit: $50,000 per project
Local Match: 25%
Grant Term: One Year (no extension)
Application Limit: None

Key Dates

Round One Due: May 2, 2022
Round One Decision: July 2022

Round Two Due: November 1, 2022
Round Two Decision: January 2023

Site Investigation Eligible Sites Table

Eligible Sites	Ineligible Sites
• Properties with contamination that exceeds or is perceived to exceed safe standards set by the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA) or the Minnesota Department of Health (MDH) for the intended use. • Properties that are publicly-owned or privately-owned that will • increase the tax base and • add or preserve jobs and/or • add or preserve affordable housing after redevelopment is completed.	• A party likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation in the foreseeable future • No known or suspected environmental contamination is demonstrated • TBRA funding is not needed in order for the redevelopment to proceed • Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT) • The application does not score at least 50% (35 points) of the total possible points (70 points)

Applications may also be determined ineligible for funding if
- adequate investigation funding is available from other public and private sources;
- any part of a redevelopment site that will be funded by the State or Federal Superfund Program in the current or following fiscal year
- the redevelopment requires extensive new regional infrastructure beyond that which is already planned
- the redevelopment is not consistent with the redevelopment component of the municipality's comprehensive plan

Site Investigation Eligible Activities Table

Eligible Activities	Ineligible Activities

• Creating or updating environmental investigation documents including*
  • Phase I environmental site assessment
  • Phase II environmental site assessment work plans
  • Phase II environmental site assessment
  • Hazardous building materials assessment**
  • Development of a Response Action Plan***
  • Abatement plans
  • Asbestos emissions control plans (ECP)
• limited demolition (as necessary to assess contamination only)
• environmental oversight
	• "soft costs" such as
	  • administrative overhead,
	  • travel expenses,
	  • legal fees,
	  • bonds,
	  • insurance,
	  • permits,
	  • licenses or authorization fees,
	  • costs associated with preparing grant proposals or applications or bids,
	  • applicant's project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.
	• cleanup or abatement costs
	• construction costs (e.g., geotechnical or structural assessments)
	• costs for environmental assessments outside of the redevelopment site (as identified in the application)

*The costs for the investigation work incurred within 180 days before the application submission deadline may be considered as matching funds.

**Costs associated with asbestos and lead-based paint assessments must meet state standards established by the Minnesota Department of Health and Minnesota Occupational Safety and Health Administration (OSHA) as well as federal standards including Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substances Control Act (TSCA) and the EPA Renovation, Repair and Painting Rule.

***Response Action Plan (RAP) - and amendments, if any - must be submitted to the MPCA or MDA for the redevelopment being proposed.

The Council considers the following additional factors when reviewing future costs to be paid using grant funds
• In order to minimize the amount of funds needed to replace contaminated soils, applicants are encouraged to design and implement projects in a way that minimizes the amount of backfill needed to replace the contaminated soils (e.g. underground parking, basements). Any underground use must be consistent with the approved RAP.
• Future mitigation costs associated with soil vapor mitigation must be based on data provided that shows soil vapors are over 33 times the MPCA intrusion screening value thresholds.
• Contractor markups for subcontractor costs are eligible but limited to 10% or less.

TBRA

Site Investigation Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	**5**
Jobs and Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	**5**
	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	**15**
	Increase the use of transit and alternatives such as walking or biking	
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	
	Demonstrate a market demand for future redevelopment proposals	**5**
Environmental Impact	Investigate contaminated sites with the greatest potential to improve the environment and reduce risk to human health	**12**
	Potential to support equitable environmental protection based on project location and potential impact of exposure	**6**
Subtotal Outcomes		**48**
How: Proposed Project Process		
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	**4**
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	**3**
Subtotal Process		**7**

TBRA

Site Investigation Scoring Table Continued

Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	**15**
	The team demonstrates a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Demonstrate public applicant's capacity to oversee environmental investigations	
Subtotal Team		**15**
Total		**70**
Applicants must score at least 35 of the 70 available points		

Program Coordinator
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Site Investigation Checklist

TBRA Site Investigation Application Contents
- ☐ 2022 TBRA Site Investigation Form (Online Form in WebGrants Funding Opportunity)

Application Attachments
- ☐ Resolution from applicant authorizing TBRA application submission (PDF).
  Name the file "TBRA Resolution – [Project Name]."
- ☐ Legal Description of Site (PDF).
  Name the file "TBRA Legal Descrip – [Project Name]."

Maps (include project boundary)
- ☐ Parcel Map using LCA online mapping tool – a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment project.(PDF)
- ☐ Aerial Map using LCA online mapping tool – An aerial map showing the redevelopment project boundary. (PDF)
- ☐ Overview Map using LCA online mapping tool – An aerial map showing ¼ mile and ½ mile radius from the project site. (PDF)

Project Images and Figures
- ☐ Current Conditions (Include image(s) of building interiors for abatement requests.) Name the file "TBRA Current Images – [Project Name]."
- ☐ Proposed Development (e.g., elevations, architectural renderings, concept sketches, etc.). Name the file "TBRA Development Images – [Project Name]."

Environmental Reports
- ☐ RAP (PDF)
  Name the file "TBRA RAP– [Project Name]."and/or
- ☐ Phase II Environmental Site Assessment (PDF)
  Name the file "TBRA Phase II ESA – [Project Name]."
- ☐ Phase I Environmental Site Assessment (PDF)
  Name the file "TBRA Phase I ESA - [Project Name]"
- ☐ Other prior environmental reports e.g., Limited Site Investigation, Limited Hazardous Materials Report, Asbestos or Lead-based paint Survey, etc.

Funding

Available Funding: $2,375,000 per round round

Award Limit: 50% of available funding per city and no more than 75% of available funding in Minneapolis and St. Paul

Local Match: None

Grant Term: Three years (up to two year extension possible)

Application Limit: None

Key Dates

Round One Due: May 2, 2022
Round One Decision: July 2022

Round Two Due: November 1, 2022
Round Two Decision: January 2023

Cleanup Eligible Sites Table

Eligible Sites	Ineligible Sites

• Properties with contamination that exceeds safe standards set by the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA) or the Minnesota Department of Health (MDH) for the intended use.
• Properties that are publicly-owned or privately-owned that will
  • increase the tax base **and**
  • add or preserve jobs **and/or**
  • add or preserve affordable housing
  after redevelopment is completed
• Total cleanup costs are over 1% of the total development cost excluding the cost of site acquisition
	• A responsible party has been identified and is likely financially capable of carrying out the cleanup in the foreseeable future;
	• TBRA funding is not needed in order for the redevelopment to proceed;
	• Eligible cleanup costs are equal to one percent or less than the total project development costs excluding the cost of site acquisition;
	• Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT);
	• The application does not score at least 50% (75 points) of the total possible points (150 points)

Applications may also be determined ineligible for funding if
- adequate cleanup funding is available from other public and private sources;
- any part of a redevelopment site that will be funded by the State or Federal Superfund Program in the current or following fiscal year
- the redevelopment requires extensive new regional infrastructure beyond that which is already planned
- the redevelopment is not consistent with the municipality's comprehensive plan

TBRA

Cleanup Eligible Activities Table

Eligible Activities	Ineligible Activities

• recently completed site investigation activities*
   • Phase I environmental site assessment
   • Phase II environmental site assessment work plans
   • Phase II environmental site assessment
   • Hazardous building materials assessment
   • Development of a Response Action Plan
   • Abatement plans
   • Asbestos emissions control plans (ECP)
 • contaminated soil remediation**,
 • groundwater remediation**,
 • soil vapor mitigation**,
 • hazardous building materials abatement or mitigation (asbestos and/or lead-based paint only) *** including
   • Abatement area containment
   • Implementing asbestos emissions control plan
   • Asbestos removal or encapsulation
   • Lead-based paint removal or stabilization
   • Loading, transport and disposal of asbestos and/or lead-based paint wastes
   • limited demolition (as necessary to access contamination only)
 • environmental oversight
	• "soft costs" such as
	   • administrative overhead,
	   • travel expenses,
	   • legal fees,
	   • bonds,
	   • insurance,
	   • permits,
	   • licenses or authorization fees,
	   • costs associated with preparing grant proposals or applications or bids,
	   • applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.
	 • non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)
	 • regulated materials found in buildings, such as mercury in thermostats, oils in door closers, and other issues related to heating, ventilation and air conditioning systems
	 • geotechnical costs
	 • managing excess clean soil
	 • construction costs
	 • costs for work outside of the redevelopment site (as identified in the application & cleanup plan)

*The costs for the investigation work incurred included in a contamination cleanup grant request will only be reimbursed if the TBRA applicant's overall project is recommended for funding.

**Costs must be for activities included in a Response Action Plan (RAP) - and amendments, if any - approved by the MPCA or MDA for the redevelopment being proposed. (Projects working with the Voluntary Investigation Cleanup (VIC) Program and/or the Petroleum Brownfields Program (PBP) should start early. The MPCA requires a minimum of 45 working days before the TBRA application deadline to respond to a request for approval in time to apply for a grant.)

***Costs associated with asbestos and lead-based paint abatement must be for activities that meet state standards established by the Minnesota Department of Health and Minnesota Occupational Safety and Health Administration (OSHA) as well as federal standards including Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substances Control Act (TSCA) and the Environmental Protection Agency's Renovation, Repair and Painting Rule.

Cleanup Eligible Costs Continued

The Council considers the following additional factors when reviewing future costs to be paid using grant funds
- Eligible activities for contaminated soil remediation include excavation, transportation, disposal fees for removal of contaminated soil conducted according to the RAP submitted with the application.
- The costs for replacing contaminated fill with clean back fill and grading of clean soil are eligible as long as the volume of clean soil added matches the volume of contaminated soil removed.
- In order to minimize the amount of funds needed to replace contaminated soils, applicants are encouraged to design and implement projects in a way that minimizes the amount of backfill needed to replace the contaminated soils (e.g. underground parking, basements). Any underground use must be consistent with the approved RAP.
- Costs associated with soil vapor mitigation must be based on data provided that shows soil vapors are over 33 times the MPCA intrusion screening value thresholds.
- Actions documenting environmental monitoring systems or the successful implementation of a RAP such as technical writing are eligible for reimbursement.
- We recommend applicants use separate line items when bidding work to be paid by grants to simplify the review of reimbursement requests if a grant is awarded.
- Contractor markups for subcontractor costs are eligible but limited to 10% or less.

Cleanup Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	25
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit immediately)	
Jobs and Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	25
	Create new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; **OR** Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households	
	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	
	Create jobs in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities	
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area	
Compact, Connected Development	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	20
	Increase the use of transit and alternatives such as walking or biking	
	Demonstrate a market demand for future redevelopment proposals	5
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	25
	Maximize access to local and regional parks and trails through outreach, site design, or programming	20
	Conserve vital existing regional natural resources features and functions	
	Conserve, restore or protect the region's water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater	
	Commitment to resilient energy infrastructure using renewable and/or district energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	
	Potential to support equitable environmental protection based on project location and potential impact of exposure	
Subtotal Outcomes		120

Cleanup Scoring Table Continued

How: Proposed Project Process		
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities	**10**
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	**4**
Who: Proposed Project Team		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	**16**
	The team can demonstrate a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Team		**16**
TOTAL		**150**
Applications must score at least 75 of the total 150 available points		

Program Coordinator
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TBRA

Cleanup Checklist

TBRA Cleanup Application Contents
- ☐ 2022 TBRA Cleanup Form (Online Form in WebGrants Funding Opportunity)

Application Attachments
- ☐ Resolution from applicant authorizing TBRA application submission (PDF).
  Name the file "TBRA Resolution – [Project Name]."
- ☐ Legal Description of Site (PDF).
  Name the file "TBRA Legal Descrip – [Project Name]."

Maps (include project boundary)
- ☐ Parcel Map using LCA online mapping tool – a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment project.(PDF)
- ☐ Aerial Map using LCA online mapping tool – An aerial map showing the redevelopment project boundary. (PDF)
- ☐ Overview Map using LCA online mapping tool – An aerial map showing ¼ mile and ½ mile radius from the project site. (PDF)

Project Images and Figures
- ☐ Current Conditions (Include image(s) of building interiors for abatement requests.)
  Name the file "TBRA Current Images – [Project Name]."
- ☐ Proposed Site Plan Figure.
  Name the file "TBRA Site Plan – [Project Name]."
- ☐ Proposed Development (e.g., elevations, architectural renderings, concept sketches, etc.).
  Name the file "TBRA Development Images – [Project Name]."
- ☐ Proposed Soil Excavation Location with Estimated Volume (for soil cleanup grant requests).
  Name the file "TBRA Proposed Excavation– [Project Name]."

Environmental Reports
- ☐ RAP (PDF)
  Name the file "TBRA RAP– [Project Name]."and/or
- ☐ Phase II Environmental Site Assessment (PDF)
  Name the file "TBRA Phase II ESA – [Project Name]."
- ☐ Phase I Environmental Site Assessment (PDF)
  Name the file "TBRA Phase I ESA – [Project Name]."
- ☐ Hazardous Materials Report (PDF) for asbestos or lead-based paint
- ☐ Response Action Plan Approval from PCA (PDF) for soil or ground water cleanups.
  Name the file "TBRA RAP Approval – [Project Name]."

TBRA

Cleanup Checklist Continued

Budgets (Excel spreadsheet)
- ☐ Detailed Contamination Cleanup Budget
- ☐ Line-item Budget for Asbestos and Lead-Based Pain
- ☐ Construction Financing Commitment(s)

Other
- ☐ Letters of Local Support
- ☐ Demonstration of Community Engagement

TBRA

Seeding Equitable Environmental Development (SEED)

Funding

Available Funding: $250,000 per round
Award Limit: $50,000 for investigation
Local Match: None
Grant Term: Two years (no extensions)
Application Limit: None

Key Dates

Round One Due: May 2, 2022
Round One Decision: July 2022

Round Two Due: November 1, 2022
Round Two Decision: January 2023

SEED Eligible Sites Table

Eligible Sites	Ineligible Sites

• Sites must be in an equitable development area (as determined by the Metropolitan Council)
• Properties with contamination that exceeds or is perceived to exceed safe standards set by the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA) or the Minnesota Department of Health (MDH) for the intended use.
• Properties that are publicly-owned or privately-owned that have the potential to
  • increase the tax base and
  • add or preserve jobs and/or
  • add or preserve affordable housing
after redevelopment is completed.
	• A party likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or partial cleanup in the foreseeable future
	• TBRA funding is not needed for the redevelopment to proceed
	• Redevelopment proposals that will not generate property taxes or payments in lieu of taxes (PILOT/PLT)
	• The application does not score at least 50% (35 points) of the total possible points (70 points)

Applications may also be determined ineligible for funding if
- adequate cleanup funding is available from other public and private sources;
- any part of a redevelopment site that will be funded by the State or Federal Superfund Program in the current or following fiscal year;
- the redevelopment site requires extensive new regional infrastructure beyond that which is already planned or
- the redevelopment concept is not consistent with the municipality's comprehensive plan

SEED Eligible Costs Table

Eligible Costs	Ineligible Costs

• Creating or updating environmental investigation* documents including
  • Phase I environmental site assessment
  • Phase II environmental site assessment work plans
  • Phase II environmental site assessment
  • Hazardous building materials assessment
  • Abatement plans
  • Asbestos emissions control plans (ECP)
• hazardous building materials abatement or mitigation** (asbestos and/or lead-based paint only) including
  • Abatement area containment
  • Implementing asbestos emissions control plan
  • Asbestos removal or encapsulation
  • Lead-based paint removal or stabilization
  • Loading, transport and disposal of asbestos and/or lead-based paint wastes
• For sites with an approved cleanup plan and developer site control:
  • contaminated soil remediation
  • groundwater remediation
  • soil vapor mitigation
• limited demolition (as necessary to assess or access contamination only)
• environmental oversight
	• "Soft costs" such as
	  • administrative overhead,
	  • travel expenses,
	  • legal fees,
	  • bonds,
	  • insurance,
	  • permits,
	  • licenses or authorization fees,
	  • costs associated with preparing grant proposals or applications or bids,
	  • applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs.
	• non-hazardous wastes, such as household waste, construction debris and solid waste (e.g., old tires)
	• regulated materials found in buildings, such as mercury in thermostats, oils in door closers, and other issues related to heating, ventilation and air conditioning systems
	• geotechnical costs
	• managing excess clean soil
	• construction costs
	• costs for assessment or cleanup work outside of the redevelopment site (as identified in the application & cleanup plan)

*If an application is only for environmental investigation, costs for the investigation work incurred prior to award are not eligible for reimbursement with grant funds.

**If an application is primarily for abatement and includes some recently incurred investigation costs (within 180 days before the application submission deadline), the costs for the investigation work incurred included in a cleanup abatement grant request will only be reimbursed if the SEED applicant's overall project is recommended for funding.

SEED Eligible Activities Continued

Costs associated with asbestos and lead-based paint abatement must be for activities that meet state standards established by the Minnesota Department of Health and Minnesota Occupational Safety and Health Administration (OSHA) as well as federal standards including Asbestos Hazard Emergency Response Act (AHERA) and the Toxic Substances Control Act (TSCA) and the Environmental Protection Agency's Renovation, Repair and Painting Rule.

The Council will consider the following additional factors when reviewing costs to be paid using grant funds.
- We recommend applicants use separate line items when bidding work to be paid by grants to simplify the review of reimbursement requests if a grant is awarded.
- Contractor markups for subcontractor costs are eligible but limited to 10% or less.

TBRA

SEED Scoring Table

What: Proposed Project Outcomes		
Tax Base	Potential to increase the tax base of the recipient municipality based on the current tax base of the subject property and changes to the property classification **OR** based on the desired land use per a current request for proposals for redevelopment	**5**
Jobs and Housing	Potential to create or preserve living wage jobs or affordable housing opportunities based on existing land use designation and proximity to existing employment centers	**5**
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	**20**
	Potential to increase the use of transit and alternatives such as walking or biking	
	Interim use that increases visibility or improves marketability of the redevelopment proposals	
	Demonstrate a market demand for future redevelopment proposals	
	Potential to increase the intensity of land use based on existing improvements, if any, and existing zoning designation	
Environmental Impact	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and characterization of risks particularly to vulnerable populations (e.g., infants, children and elderly) based on the current property use at or adjacent to the subject property	**15**
	Potential to support equitable environmental protection based on project location and potential impact of exposure	**6**
Subtotal Outcomes		**51**
How: Proposed Project Process		
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	**4**
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	**3**
Subtotal Process		**7**

SEED Scoring Table Continued

Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	
	The team can demonstrate a need for public financing	**12**
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Project team's capacity to begin a partial soil cleanup or soil vapor mitigation	
	Public applicant's capacity to oversee environmental investigations or partial cleanup	
Subtotal Team		**12**
TOTAL		**70**
Applicants must score at least 35 of the 70 available points		

Program Coordinator
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TBRA

SEED Checklist

TBRA SEED Application Contents
- ☐ 2022 TBRA SEED Form (Online Form in WebGrants Funding Opportunity)

Application Attachments
- ☐ Resolution from applicant authorizing TBRA application submission (PDF).
  Name the file "TBRA Resolution – [Project Name]."
- ☐ Legal Description of Site (PDF).
  Name the file "TBRA Legal Descrip – [Project Name]."

Maps (include project boundary)
- ☐ Parcel Map using LCA online mapping tool – a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment project. (PDF)
- ☐ Aerial Map using LCA online mapping tool – An aerial map showing the redevelopment project boundary. (PDF)
- ☐ Overview Map using LCA online mapping tool – An aerial map showing ¼ mile and ½ mile radius from the project site. (PDF)

Project Images and Figures
- ☐ Current Conditions (Include image(s) of building interiors for abatement requests.)
  Name the file "TBRA Current Images – [Project Name]."

Environmental Reports
- ☐ Phase II Environmental Site Assessment (PDF)
  Name the file "TBRA Phase II ESA – [Project Name]." (Submit if analytical tables not included in RAP)
- ☐ Phase I Environmental Site Assessment (PDF)
  Name the file "TBRA Phase I ESA – [Project Name]."
- ☐ Hazardous Materials Report (PDF) for asbestos or lead-based paint
- ☐ Response Action Plan Approval from PCA (PDF) for soil or ground water cleanups.
  Name the file "TBRA RAP Approval – [Project Name]."

Budgets (Submit if requesting funding for abatement or other cleanup; Excel spreadsheet)
- ☐ Detailed Contamination Cleanup Budget
- ☐ Line-item Budget for Asbestos and Lead-Based Paint
- ☐ Other Redevelopment Incentives
- ☐ Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)

Program Details

Available Funding: $3,500,000
Local Match: 100% dollar per dollar
Grant Term: Three years
Award Limit: None
Application Limit: None

Key Dates

Consolidated RFP Released: April 2022
Applications Due: July 2022
Awards Made: January 2023

Application Process

The Metropolitan Council considers multi-family and single family affordable housing proposals by partnering with Minnesota Housing in their Consolidated Request for Proposals (RFP) process, as well as consulting with cities and counties designated as tax credit suballocators that may have additional recommendations for affordable housing projects eligible for LHIA: Minneapolis, Saint Paul, Washington County and Dakota County. Projects can apply to the Consolidated RFP requesting only state funds, only LHIA funds, or both, however funds must be granted directly to a city or county/port development authority. Funds can then be sub-granted to the project developer.

To confirm this, Consolidated RFP applicants must submit an Acknowledgment of Receptivity form, which certifies that the housing development, for which the application is submitted, is located in a municipality that participates in the Metropolitan Council's Livable Communities program, and that the city or development authority will be the grant recipient. Receptivity forms are provided in Minnesota Housing's applicant portal and on LHIA's Metropolitan Council webpage.

Grantees must match LHIA awards on a dollar-for-dollar basis with a source of funding that is either directly from, or is designated by, the participating city or development authority; sources include CDBG, HOME, TIF, Housing Trust Fund dollars, tax abatements, local housing revenue bonds, and the appraised value of donated land.

Eligible Costs Table

Eligible Costs	Ineligible Costs
• Gap financing costs*, including land acquisition • Property (structure) acquisition • Demolition • Site preparation (e.g., water, sewer, roads) • General construction/structural additions • Alterations and rehabilitation • Interior and exterior finishing • Roofing • Electrical, plumbing, and/or heating and ventilation	• Soft costs, or administrative overhead • Bonds and insurance • Legal fees • Permits • Travel • Grant/bid preparation costs • Cleanup/abatement costs

* For single family awards, development gap funds are limited to no more than half of the difference between the purchase price of the home and the total per-unit hard costs, unless a mechanism is in place to ensure a minimum affordability term of 15 years.

Application Scoring

Minnesota Housing and sub-allocators, evaluate development proposals by first conducting a preliminary completeness and eligibility review of funding applications based on internal underwriting standards. In addition to considering the financial feasibility of proposals both review the proposer's organizational capacity to deliver the project and how projects align with Agency, or sub-allocator, criteria. Council staff, using the 2022 LCA Fund Distribution Plan (2022 FDP), further evaluates affordable housing projects based on the LHIA criteria below.

There are two sets of criteria: threshold and competitive. Threshold criteria have to be met for the project to be eligible. Competitive criteria are not required, but meeting more of these criteria will make the project more competitive.

Threshold Criteria	Competitive Criteria
• A significant component of the project must serve households with incomes at or below 60% of Area Median Income (AMI) with a minimum affordability term of 15 years, for rental projects. • Grantees must have an adopted Fair Housing Policy in order to receive Livable Communities Act funding. • Projects must have affirmative fair housing marketing plans.	• Rental proposals creating or preserving affordability for persons at or below 30% of AMI; • New affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability bands **OR** • Preserved/rehabilitated affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households. • Proposals that serve large families by providing three or more-bedroom units; • Proposals meeting the needs of individuals and households experiencing long-term homelessness; • Proposals that provide a housing type not currently available or serve a population not currently served in or near the project area.

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LHIA Pilot

LHIA Affordable Homeownership Pilot

Funding

Available Funding: TBD
Local Match: Dollar for dollar
Grant Term: Three years
Award Limit: None
Application Limit: None

Key Dates

Applications Due: Fall 2022 (Sept/Oct)
Awards Made: December 2022

The LHIA Affordable Homeownership Pilot will provide grants to support affordable homeownership development, including acquisition and rehabilitation, for projects that best meet the following two priorities:

- **Racial Equity Priority:** 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 Priority:** create affordable homeownership opportunities in parts of the region where it is most challenging to do so.

Affordable Homeownership Pilot Eligibility

Only LCA participating cities will be able to apply for grants through the pilot program.

Additional eligibility criteria includes:

- Ensure a dollar-for-dollar local match
- Provide an affordable homeownership opportunity for a household earning 80% Area
- Median Income (AMI) or less
- Provide a minimum affordability term of 15 years
- Require Home Stretch or similar homeowner education for first-time homebuyers

Eligible Costs Table

Eligible Costs	Ineligible Costs
• Gap financing costs, including land acquisition • Property (structure) acquisition • Demolition • Site preparation (e.g., water, sewer, roads) • General construction/structural additions • Alterations and rehabilitation • Interior and exterior finishing • Roofing • Electrical, plumbing, and/or heating and ventilation	• Soft costs, or administrative overhead • Bonds and insurance • Legal fees • Permits • Travel • Grant/bid preparation costs • Cleanup/abatement costs

Affordable Homeownership Pilot Scoring

Pilot proposals that meet eligibility requirements are reviewed by a team of Metropolitan Council staff and be scored in the following three categories:

- Pilot priorities
- Equitable access
- Unique needs and affordability

The pilot scoring structure includes two steps:

Step 1: Scoring for Pilot Priorities

Scoring in step one evaluates the project location's ability to achieve the pilot program's priorities of racial equity and geographic choice. A minimum score of 5 points, out of a maximum of 17, is required to move forward to Step 2. Council data is available to complete Step 1 scoring internally as long as the project location is known.

Racial Equity		Points
Criteria		Points
Project is in a city with higher racial disparities in homeownership than the regional average		5
OR	Project is in a census tract with higher racial disparities in homeownership than the regional average	3
Project is in a city with a higher share of Black, Indigenous, and other residents of color than the regional average		3
OR	Project is in a census tract with a higher share of Black, Indigenous, and other residents of color than the regional average	2
Highest possible subtotal for racial equity		**8**
Geographic Choice		
Criteria		Points
Project is in a city with an average home sale price higher than what is affordable to a household earning 80% AMI		5
OR	Project is in a city with an average home sale price higher than what is affordable to a household earning 60% AMI	3
Project is in a city where the share of single-family housing stock is higher than the regional average		2
Project is in a city with an affordable housing need less than 20 **OR** more than 50% of their need is in the 51-80% affordability level.		2
Highest possible subtotal for geographic choice		**9**
Highest possible subtotal for both pilot priorities		**17**
A minimum of 5 points would be required to ensure the project sufficiently addresses one or both pilot priorities		

Step 2: Scoring for Equitable Access & Unique Needs and Affordability

Step two evaluates the individual project's ability to achieve pilot program goals; ensuring populations with lower homeownership rates than white residents have equitable access to the affordable homeownership opportunity that's being funded, the proposal's ability to meet unique local needs, and the proposal's ability to provide deeper and/or longer affordability.

Equitable Access	
Criteria	*Points*
Developer or program partner has a demonstrated record of serving Black, Indigenous, and/or other households of color in homeownership at rates equal to or greater than the city and or region's homeownership rates for those same groups	3
Developer or program partner has current waiting list consisting of Black, Indigenous, or other households of color at levels equal or greater to the regional and/or city population	3
Project team includes a lender, realtor, or other homebuyer-facing team member that is reflective of the Black, Indigenous, or other households of color that have disparate homeownership rates in the region	2
Project will be made available to a first-generation homebuyer	2
Marketing efforts for sale of the project affirmatively further fair housing	1
Other efforts as described by applicant that further equitable access to homeownership	Up to 11
Total for Equitable Access	**11**

Unique Needs and Affordability	
Criteria	*Points*
Project addresses a need specific to the community in which the project is located, through financing, marketing, design, size or other unique need	3
Project will be affordable to homebuyers earning less than 80% AMI	3
Project will remain affordable upon resale for more than 15 years	3
Project is located in a city with a net fiscal disparity of $200 or more per household	1
Total for Unique Needs and Affordability	**10**
Total Step 1 and Step 2	**38**

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