



Pre-Development Funding

Available Funding: \$500,000 each round
Award Limit: \$150,000 per city per round
Application Limit: Three per applicant per round
Local Match: 25%
Grant Term: Two years (up to one year extension possible)

Pre-Development Key Dates

Round One Due: April 21
Round One Decision: June
Round Two Due: July 21
Round Two Decision: September

Pre-Development Eligible Costs Table

Eligible Costs
<p>What: Proposed Project Outcomes</p> <p>Environmental Sustainability</p> <ul style="list-style-type: none">• 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 concept 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 <p>Site Planning</p> <ul style="list-style-type: none">• 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

Pre-Development Eligible Costs Table

Eligible Costs
<p>What: Proposed Project Outcomes</p> <p>Affordable Housing</p> <ul style="list-style-type: none"> 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) <p>Financial Models</p> <ul style="list-style-type: none"> 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 <p>How and Who: Proposed Project Process and Project Partners to Support Equitable Development Strategies</p> <ul style="list-style-type: none"> 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 <p><i>* Food costs should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>
Ineligible Costs
<ul style="list-style-type: none"> Corridor, small area or station area plans Area analysis of alternatives for market mix or financial feasibility Strategies for land banking and acquisition Building design/architectural work 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

What: Proposed Project Outcomes		
The proposed project would meet one or more of the following LCA and/or Thrive goals:		
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	8
	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	
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections	
What: Proposed Pre-development Activity Outcomes		
The pre-development activities will further the project's ability to meet LCA and/or Thrive goals:		
Pre-Development Activities	Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.	15
	Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.	
	Create compact, efficient development, through activities such as density studies, market studies, design charrettes, etc.	
	Achieve connectedness within the project area through activities such as site design, micro-mobility studies, and accessibility and universal design development as well as across the region through activities such as parking/traffic studies, etc.	
	Use sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as stormwater designing and planning, renewable energy source feasibility, etc.	
	Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact Assessments, build capacity of development team to include equitable development strategies, etc.	
How: Proposed 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	
	Project team will create deliverable summarizing the outcomes of the predevelopment activities with respect to LCA/Thrive goals	

Pre-Development Scoring Table Continued

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 team is able to use the grant, if awarded, within the 24-month grant term	
Total		45
Applications must score at least 30 of the 45 points available		

Program Manager

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Development Funding

Available Funding: \$9 million

Award Limit: No more than 40% of funds to Minneapolis and Saint Paul

Application Limit: Three per applicant per round

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

Development Key Dates

Application Due: September 27

Step One Decision: Early November

Funding Decision: January 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 amount requested for that activity.
- 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	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Photovoltaic cells

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	
<ul style="list-style-type: none"> • Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to: <ul style="list-style-type: none"> • lighting • landscaping • seating and furnishings • sidewalks and paths • Wayfinding elements • 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. 	<ul style="list-style-type: none"> • 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	
<ul style="list-style-type: none"> • New streets or street extensions only for local public streets • Public sidewalks, or trails that enhance the pedestrian environment and connect the project to nearby uses and amenities • Site-integrated transit shelters • 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 structures • Enhanced broadband connections for affordable housing projects 	<ul style="list-style-type: none"> • 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 structures 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	
<ul style="list-style-type: none"> • Design workshops and community engagement activities that center those least represented and most impacted 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 activity cost) <p><i>* Food costs should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>	<ul style="list-style-type: none"> • 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 meeting engagement required by law

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
<ul style="list-style-type: none"> • 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 • Holding costs up to 5% of the awarded acquisition amount or \$100,000, whichever is less. <ul style="list-style-type: none"> • Eligible holding costs include property maintenance, insurance, and interest. 	<ul style="list-style-type: none"> • Acquisition activities more than 12 months before the award • Acquisition for market rate housing or jobs not in low-income areas • Transactions between or among partnerships or other legal entities where any grantee, current or future subrecipient or other project partner has any ownership or site control interest in a property prior to the grant award • Refinance, replace or supplant other sources of funding available to acquire or gain site control of the development project property. • Site assembly for lands to be used for transit infrastructure.
Affordable Housing Preservation and/or Rehab	
<ul style="list-style-type: none"> • 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. <p><i>Affordable and market rate units should be identical and evenly distributed throughout the building(s)</i></p>	<ul style="list-style-type: none"> • Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

Development Scoring Table

What: Proposed Project Outcomes				
Step One			Step Two	
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	The new or preserved housing supports the future residents through design, programming/services, and/or mix of affordability	7
	Increase regional housing choice by creating 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			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	8	Create jobs that expand choices in employment either for the local community or the community the project intends to serve; and/or support the creation/preservation of small, locally or cooperatively owned businesses	7
	Create employment opportunities in the technology or environment sectors, and/or create/preserve industrial sites proximate to rail freight facilities or ports.			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to jobs*	2*		

Development Scoring Table Continued

What: Proposed Project Outcomes				
Step One			Step Two	
Compact, Connected Development	Intensify land uses and density on the site	8	Provide design-led strategies that support or expand pedestrian, bicycle and other micro-mobility infrastructure 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 transit and transportation systems			
	Increase diversity of land uses in the project area in a way that increases activity in the area and/or access to services and amenities			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in transit/ transportation access*	2*		
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming	10	Create a welcoming public realm and access to green space that facilitates social interactions and increases community connections within and around the site, including accessibility and universal design features via location, programming or design	7
	Minimize greenhouse gas emissions		Optional narrative about project outcomes	2
	Conserve natural resources and follow sustainable site design practices			
How: Proposed Project Process				
Process	Address or identify a specific residential and/or workforce community need that was identified in consideration of those least represented and most impacted by current and historic racial inequities*	10*	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted	7
	Address the need for affirmative efforts to increase racial diversity and inclusion in the community, if current community residential and/or workforce demographics do not reflect a variety of races and ethnic backgrounds relative to the region*		Optional narrative about project process	1

Development Scoring Table Continued

Who: Proposed Project Team				
Step One			Step Two	
Capacity	The project team is able to use the grant, if awarded, within the 36-month grant term	10	The project team, including partners, is designed to be reflective of and responsive to those under-represented and most impacted by the project	5
	The applicant and development partner(s) plan to work together to complete grant activities			
	Local efforts to contribute to the project financially, considering the context of community capacity			
Step One Total		60	Step Two Total	
			40	
Applications must score at least 40 of the total 60 Step One points to move to Step Two with 10 of the 16 equity points (*) awarded.				
Applications must score at least 65 of the total 100 available points to be eligible for funding				

Program Manager

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Pre-Development & Zoning Funding

Available Funding: \$500,000 each round
Award Limit: \$150,000 per City per round
Application Limit: Three per applicant per round
Local Match: 25%
Grant Term: Two years (up to one year extension possible)

Pre-Development & Zoning Key Dates

Round One Due: April 21
Round One Decision: June
Round Two Due: July 21
Round Two Decision: September

Pre-Development Eligible Activity Table

Eligible Uses
<p>What: Proposed Project Outcomes</p> <p>Environmental Sustainability</p> <ul style="list-style-type: none"> • 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 concept 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 <p>Site Planning</p> <ul style="list-style-type: none"> • 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

Eligible Uses

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)

Financial Models

- 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

* Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors

TOD Zoning Applications Only

- Creation of TOD implementation zoning ordinances (this is the only activity available for zoning applications)

Ineligible Uses

- Corridor, small area or station area plans
- Area analysis of alternatives for market mix or financial feasibility
- Strategies for land banking and acquisition
- Building design/architectural work
- 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

What: Proposed Project Outcomes		
The proposed TOD project would meet one or more of the following LCA and/or Thrive goals:		
LCA and Thrive Goals	Increase local housing choice by diversifying housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	8
	Creating or preserving permanent employment opportunities with emphasis on accessible, living wage jobs.	
	Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area, including accessibility and universal design features	
	Expand multimodal transportation choice and 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.	
	Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities.	
What: Proposed Pre-development Activity Outcomes		
The pre-development activities will further the TOD project's ability to meet LCA and/or Thrive goals:		
Pre-Development Activities	Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.	15
	Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.	
	Create dense, diverse, compact, efficient, human-scaled development through activities such as density studies, market studies, design charrettes, site design exploration, etc.	
	Achieve connectedness within the station area through activities such as accessibility studies and universal design, public realm planning, public life studies, and micro-mobility studies, as well as across the region through activities such as parking/traffic studies and transit studies, etc.	
	Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking studies, etc.	
	Use sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as stormwater designing and planning, renewable energy source feasibility, etc.	
	Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.	

How: Proposed 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	
	Project team will create deliverable summarizing the outcomes of the predevelopment activities with respect to LCA/Thrive goals	
Who: Proposed Project Team		
Who Is Involved	The strength of the partnership between the applicant (City) and development partner(s), including the level of support and engagement the City has with the project	10
	The project team, including partners, is designed to be reflective and 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 team is able to use the grant, if awarded, within the 24-month grant term	
Total		45
Applications must score at least 30 of the 45 points available		

Program Manager

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Zoning Scoring Table

What: Proposed Project Outcomes		
The proposed TOD zoning policy would meet one or more of the following LCA and/or Thrive goals:		
LCA and Thrive Goals	Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area	8
	Expand multimodal transportation choice and 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	
	Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities	
What: Proposed Pre-development Activity Outcomes		
The zoning policy development activities will further LCA and/or Thrive goals:		
Pre-Development Activities	Create dense, diverse, compact, efficient, human-scaled development through activities such as land use, density and build form studies, design standards, enhanced public space, pedestrian zones, parking management, and reduced parking requirements	15
	Achieve connectedness within the station area and across the region through zoning that considers public realm planning, public life studies, micro-mobility studies, parking/traffic studies, etc.	
	Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking studies, etc.	
	The use of sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as reduced parking/vehicle use, stormwater designing and planning, renewable energy source feasibility, etc.	
	Maximize equitable outcomes in terms of race in the project area and for the region, through zoning considerations such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.	

How: Proposed 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 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 policy	
	Activities will result in a report, analysis, or other deliverable summarizing the outcomes of the zoning policy as it relates to LCA/Thrive goals	
Who: Proposed Project Team		
Capacity	The project team is able to use the grant, if awarded, within the 24-month grant term	5
Total		40
Applications must score at least 25 of the 40 points available		

Program Manager

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Development Funding

- Available Funding:** \$4 million
- Award Limit:** \$2 million per city
- Application Limit:** Three per applicant per round
- Grant Term:** Three years (up to two year extension possible)

Development Key Dates

- Application Due:** September 27
- Step One Decision:** Early November
- Funding Decision:** January 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 amount requested for that activity. Design and engineering fees should be listed as line items in the requested activity section of the application.
- 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	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Photovoltaic cells

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	
<ul style="list-style-type: none"> • Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to: <ul style="list-style-type: none"> • lighting • landscaping • seating and furnishings • sidewalks and paths • Wayfinding elements • 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. 	<ul style="list-style-type: none"> • 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	
<ul style="list-style-type: none"> • New streets or street extensions only for local public streets • Public sidewalks, or trails that enhance the pedestrian environment and connect the project to nearby uses and amenities • Site-integrated transit shelters • Outdoor public bike facilities or outdoor 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 structures • Enhanced broadband connections for affordable housing projects 	<ul style="list-style-type: none"> • 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 structures 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	
<ul style="list-style-type: none"> • Design workshops and community engagement activities that center those least represented and most impacted 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 activity cost) <p><i>* Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>	<ul style="list-style-type: none"> • 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 meeting engagement required by law

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
<ul style="list-style-type: none"> • 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 • Holding costs can be up to 5% of the awarded acquisition amount or \$100,000, whichever is less. <ul style="list-style-type: none"> • Eligible holding costs include property maintenance, insurance, and interest. 	<ul style="list-style-type: none"> • Acquisition activities more than 12 months before the award • Acquisition for market rate housing or jobs not in low-income areas • Transactions between or among partnerships or other legal entities where any grantee, current or future subrecipient or other project partner has any ownership or site control interest in a property prior to the grant award • Refinance, replace or supplant other sources of funding available to acquire or gain site control of the development project property. • Site assembly for lands to be used for transit infrastructure.
Affordable Housing Preservation and/or Rehab	
<ul style="list-style-type: none"> • 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. <p><i>Affordable and market rate units should be identical and evenly distributed throughout the building(s)</i></p>	<ul style="list-style-type: none"> • Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

Development Scoring Table

What: Proposed Project Outcomes				
Step One			Step Two	
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	The new or preserved housing supports the future residents through design, programming/services, and/or mix of affordability	7
	Increase regional housing choice by creating 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			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities with priority given for projects with living wage jobs	8	Create jobs that expand choices in employment either for the local community or the community the project intends to serve; and/or support the creation/preservation of small, locally or cooperatively owned businesses	7
	Create jobs in priority high-growth and high-opportunity sectors of the region's economy including technology or environment, advance local job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to jobs*	2*		

Development Scoring Table Continued

What: Proposed Project Outcomes				
Step One			Step Two	
Compact, Connected Development	Intensify land uses and density in proximity to the transit station in a way that contributes to greater levels of station area activity	12	Provide design-led strategies that support or expand pedestrian, bicycle and other multimodal transportation choice in the station area, including accessibility and universal design features, especially those that contribute to larger existing or planned networks	9
	Increase diversity and complementary mix of land uses in the transit corridor and station area in a way that generates greater transit ridership, a higher diversity of trip purposes viable via transit, and reduces the need to use and own a personal vehicle			
	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 given to projects that advance a broader local TOD vision for the shared transit corridor			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to and choice of transportation and transit options*	2*		
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming	10	Create a welcoming public realm and access to green space that facilitates social interactions and increases community connections within the site and throughout station area, including consideration of accessibility and universal design	7
	Minimize greenhouse gas emissions		Catalyze or position the station area for additional transit-oriented development in a way that leverages public infrastructure and does not contribute to displacement of existing residents or businesses	4
	Conserve natural resources and follow sustainable site design practices		Optional narrative about project outcomes	3

How: Proposed Project Process				
Step One			Step Two	
Process	Address or identify a specific residential and/or workforce community need that was determined with those least represented and most impacted by current and historic racial inequities*	10*	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 the project	7
	Address the need for affirmative efforts to increase racial diversity and inclusion in the community, if current community residential and/or workforce demographics do not reflect a variety of races and ethnic backgrounds relative to the region*		Optional narrative about project process	1
Who: Proposed Project Team				
Capacity	The project team is able to use the grant, if awarded, within the 36-month grant term	10	The project team, including partners, is designed to be reflective and responsive to those under-represented and most impacted by the project	6
	The applicant and development partner(s) plan to work together to complete grant activities			
	Local efforts to contribute to the project financially, considering the context of community capacity			
Step One Total		64	Step Two Total	46
Applications must score at least 42 of the total 64 Step One points to move to Step Two with 10 of the 16 equity points (*) awarded.				
Applications must score at least 75 of the total 110 available points to be eligible for funding				

Program Manager

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Cleanup Funding

Available Funding: \$2,625,000 each 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)

Cleanup Key Dates

Round One Due: May 3

Round One Decision: July

Round Two Due: November 1

Round Two Decision: January 2022

Cleanup Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 redevelopment component of the municipality's comprehensive plan

Cleanup Eligible Activities Table

Eligible Activities	Ineligible Activities
<ul style="list-style-type: none"> • recently completed site investigation activities* <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • “soft costs” such as <ul style="list-style-type: none"> • 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	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	25
	Preserve existing affordable housing units if: <ul style="list-style-type: none"> the building undergoes substantial rehabilitation it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) and it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	
	Increase or retain the number of new full-time equivalent jobs in the region through adaptive reuse, infill development or redevelopment	
	Preserve and/or increase the number of permanent living wage jobs in the region	
	Increase permanent living wage jobs in an area of concentrated poverty or high unemployment	
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	
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	13
	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 through the use of renewable energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	7
	Potential to support equitable environmental protection based on project location and potential impact of exposure	

Cleanup Scoring Table Continued

How: Proposed Project Process		
Process	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project	25
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing	
	Demonstrate a market demand for future redevelopment proposals	
Who: Proposed Project Team		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	10
	Project team's readiness to proceed with project site cleanup and construction	
Total		150
Applications must score at least 75 of the total 150 available points		

Program Manager

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Cleanup Checklist

TBRA Cleanup Application Contents

- 2021 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].” (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].”

Cleanup Checklist Continued

Budgets (Excel spreadsheet)

- Detailed Contamination Cleanup Budget
- Line-item Budget for Asbestos and Lead-Based Pain

Site Investigation 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

Site Investigation Key Dates

Round One Due: May 3

Round One Decision: July

Round Two Due: November 1

Round Two Decision: January 2022

Site Investigation Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none">• 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<ul style="list-style-type: none">• increase the tax base and• add or preserve jobs and/or• add or preserve affordable housing after redevelopment is completed.	<ul style="list-style-type: none">• 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
<ul style="list-style-type: none"> • Creating or updating environmental investigation documents including * <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • “soft costs” such as <ul style="list-style-type: none"> • 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.

Site Investigation Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	5
Jobs and Housing	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	5
	Preserve existing affordable housing units if: <ul style="list-style-type: none"> the building undergoes substantial rehabilitation it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) and it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	
	Increase or retain the number of new full-time equivalent jobs in the region through adaptive reuse, infill development or redevelopment	
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	
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
How: Proposed Project Process		
Process	Support pre-development that includes or plans for meaningful and inclusive community engagement with a variety of stakeholders including local representatives anticipated to be most impacted by a future redevelopment project	6
	Address a city or neighborhood community or economic need and demonstrate a need for public financing	6
	Demonstrate a market demand for future redevelopment proposals	5

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	10
	Demonstrate public applicant's capacity to oversee environmental investigations	
Total		70
Applicants must score at least 35 of the 70 available points		

Program Manager

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Site Investigation Checklist

TBRA Site Investigation Application Contents

- 2021 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)
- Site Plan. Name the file “TBRA Site Plan– [Project Name].”

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 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.

SEED Funding

- Available Funding:** \$500,000
- Award Limit:** \$50,000 for investigation
- Local Match:** 25% for investigation and abatement
- Grant Term:** Two years (no extensions)
- Application Limit:** None

SEED Key Dates

- Round One Due:** May 3
- Round One Decision:** July
- Round Two Due:** November 1
- Round Two Decision:** January 2022

SEED Eligible Sites Table

Eligible Sites	Ineligible Sites
<ul style="list-style-type: none">• Site must be in a current or former area of concentrated poverty (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<ul style="list-style-type: none">• increase the tax base and• add or preserve jobs and/or• add or preserve affordable housing after redevelopment is completed.	<ul style="list-style-type: none">• 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 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 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 redevelopment component of the municipality's comprehensive plan

SEED Eligible Costs Table

Eligible Costs	Ineligible Costs
<ul style="list-style-type: none"> • Creating or updating environmental investigation documents including* <ul style="list-style-type: none"> • 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) <ul style="list-style-type: none"> ** including <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • contaminated soil remediation • groundwater remediation • soil vapor mitigation • limited demolition (as necessary to assess or access contamination only) • environmental oversight 	<ul style="list-style-type: none"> • “Soft costs” such as <ul style="list-style-type: none"> • 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 within 180 days before the application submission deadline may be considered as matching 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 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.

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 add or retain new jobs or add or preserve housing choices through adaptive reuse, infill development or mixed-use redevelopment based on existing land use designation and proximity to existing employment centers	5
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	15
	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 opportunity	
	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
How: Proposed Project Process		
Process	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project	16
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing	
	Demonstrate a market demand for future redevelopment proposals	

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	8
	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	
Total		70
Applicants must score at least 35 of the 70 available points		

Program Manager

Marcus Martin

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SEED Checklist

TBRA SEED Application Contents

- 2021 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: \$4 million
Local Match: 100% dollar per dollar (directly from or designated by the City or Development Authority)
Grant Term: Three years
Award Limit: None
Application Limit: None

Key Dates

April 20: Intent to apply due
July 15: Multi-family application due
January 2022: Awards made

Application Process

Applications go through the Minnesota Housing Consolidated RFP. Applications are made on the Minnesota Housing website.

Eligible Costs Table

Eligible Costs	Ineligible Costs
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Soft costs, or administrative overhead • Bonds and insurance • Legal fees • Permits • Travel • Grant/bid preparation costs • Cleanup/abatement costs

Application Scoring

Applications are scoring by Minnesota Housing. 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
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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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