ANNUAL PLAN FOR DISTRIBUTION
METROPOLITAN LIVABLE COMMUNITIES FUND
2025

This annual plan for distribution of the metropolitan livable communities fund, based on the criteria for project and applicant selection, satisfies the requirements of Minn. Stat. 473.25 (d); 1995 Minn. Laws Chap. 255 Art. 1 Sec. 1.

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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Metropolitan Council Members

Charlie Zelle	Chair	Diego Morales	District 9
Judy Johnson	District 1	Peter Lindstrom	District 10
Reva Chamblis	District 2	Gail Cederberg	District 11
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Deb Barber	District 4	Chai Lee	District 13
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Robert Lilligren	District 6	Vacant	District 15
Yassin Osman	District 7	Wendy Wulff	District 16
Anjuli Cameron	District 8		
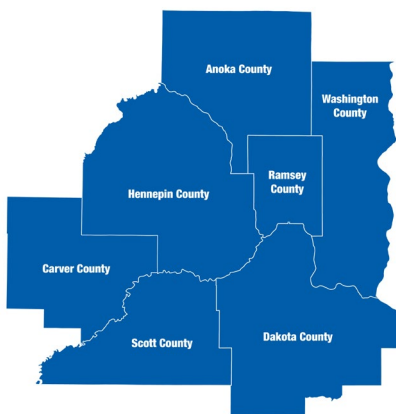
The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

PRE-DEVELOPMENT

Pre-development grants are for teams who are defining or redefining a project that will support Livable Communities Act (LCA) and Imagine 2050 goals. Eligible costs are for early-stage activities like design workshops, financial studies, project impact analyses, community engagement, and more.

Funding

Available Funding: $2,000,000 per year

Award Limit: $300,000 per city per round

Application Limit: No more than six per city per round

Local Match: None

Grant Term: Two years (up to one year extension possible)

Distribution: 50% of the award may be disbursed upfront when an agreement is signed between city and project team*
Not applicable to all grants. Contact city staff to learn more.

Key Dates

Round 1 Application Due: April 21, 2025 at 3PM

Round 1 Decision: June 2025

Round 2 Application Due: July 21, 2025 at 3PM

Round 2 Decision: September 2025

Pre-Development Eligible Costs

Environmental Sustainability

- Soil testing to determine feasible land uses (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
- 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, public realm plans, and/ or outdoor recreation plans
- Public art design process to create an intentionally designed piece of public art. 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 2 -3 potential sites
- Additional design work to include Universal Design or other accessibility features beyond local requirements
- Culturally specific site design and planning to best reflect priorities of the community/ies being served by the project
- Alternative Urban Areawide Review (AUAR)
- Architectural design services (schematic design, design development and construction documents)
- Environmental assessment

Program Coordinator
Hannah Gary
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Pre-Development Eligible Costs Continued

Acquisition and Preservation/Rehab

- Physical or capital needs assessment or energy audits for rehab of affordable housing buildings and/or units (only eligible for units affordable to people living on 60% of the area median income (AMI) with income restrictions in place for a minimum of 15 years) or economic opportunity projects that meet outlined scoring criteria
- Appraisal for site acquisition
- Strategies 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 areas where residents live on low incomes
- 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

Engagement and Capacity building

- 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)
- Community Benefits Agreement, Health Impact Asssment, displacement risk assessment and/or mitigation plan, Displacement prevention planning, equity analysis impact analysis, wealth building planning
- Developer mentoring for new and/or small developers (have completed three or fewer development projects)
- Project management for new and/or small developers (have completed three or fewer development projects OR have a development team of five people or fewer)

Pre-Development Ineligible Costs

- Corridor, small area or station area plans
- Strategies for land banking
- Permits, legal fees not directly related to producing an eligible activity, or fees for processing construction documents and project applications
- Administrative overhead and soft costs which are not directly related to an awarded grant activity
- Work done before the grant was awarded

Pre-Development Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, 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 proposed project would meet one or more of the following LCA and/or Imagine 2050 goals:

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
LCA and Imagine 2050 Goals	Add new housing types and create or preserve affordable housing. Priority for projects with deep affordability and/or serving populations who have barriers to finding housing	**16**	• Will the future development project create or preserve affordable housing? • Will the project provide a mix of housing that best meets the city's need? • Will the project bring different housing types to the area, such as number of bedrooms or rental/ownership opportunities? • Will the project meet the needs of a specific population who face barriers finding safe, affordable housing?	• Create or preserve housing at the affordability level that is most needed in the city (need is in Project Data Profile) • Create a type of housing that is for populations with the least housing choices. Examples include units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities) • Preserve affordable housing in an area with more residents paying 30% or more of their income on housing than on average in the city or region • Creating or preserving affordable housing in an area with recent loss of affordable housing or where affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide • Include supportive services for residents wihtin the development • Include units with deep affordability (affordable to people living on incomes at or below 30% AMI) • Accept Housing Choice Vouchers and have a Fair Housing Marketing Plan in place • Be in a city with policies that protect tenants (i.e., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies)
	Create or preserve long-term living wage jobs or support economic opportunity for communities of historic wealth extraction		• Will the future development project create or preserve living wage jobs (jobs that earn at least $59,500/year)? • Will the jobs/ training opportunities be accessible and available to underrepresented or underemployed people?	• Living wage jobs created/preserved relative to other applications, especially if existing project area jobs pay lower average wages than jobs in the city or in the region • Jobs that come from local small businesses • Commercial/industrial space that provides support for incubation and/or entrepreneurship • Jobs provided by worker owned cooperative businesses. • Jobs/employers that support upward mobility (e.g., training, mentorship programs, apprenticeships, promotional tracks, career pathways) and future jobs that are likely to pay a living wage • Jobs/training opportunities are targeted toward specific populations (under/un-employed, people leaving incarceration, people with developmental disabilities) • Project creates wealth building opportunities through ownership for residents of color, new immigrants, or other communities who have experienced historic wealth extraction

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What: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Imagine 2050 goals:

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
LCA and Imagine 2050 Goals Continued	continued			• Be in a city with Disadvantaged Business Enterprise (DBE) policies that apply to this project • Employer (if known) prioritizes hiring and retaining residents from communities who have experienced historic wealth extraction • Create jobs located in areas with more under/unemplyment than the city or regional average
	Increase or preserve (for preservation/ rehab projects) density on the site and make it easier for people with mobility barriers to easily access housing, jobs, services, and amenities	continued	• Will the proposed project increase or preserve density and activity on the project site? • How will the proposed project add new or complement existing amenities and activities in the surrounding area? • Will the proposed project make it easier to get to amenities and services in the project area? • If the project is rehab or preservation, is the project preserving existing connections and complementary uses?	• Take advantage of existing transportation options in the project area (improved transit amenities, creation of shared mobility resources, new/ improved infrastructure for walking, biking, or rolling), especially if there are more households than average nearby who rely on transit for commuting compared to the city or region • Increase complementary amenities in the area specific to the communities served by the project (e.g., housing with more bedrooms and affordable day care options, housing units and grocery stores or pharmacies) • Increase potential transit ridership on local and high-frequency routes and enable different kinds of trips at different times (e.g., make it easier for people to walk, bike, or roll to transit stations; add amenities near transit; create jobs near high frequency transit; connect areas with more residents living on low incomes or high unemployment with living wage jobs) • Improve access/awareness of nearby park and trail amenities • Connect to nearby trail networks to improve access for walking, biking, or rolling to and through the site • Provide physical improvements and/ or programming for more residents of color to feel safe, welcomed, catered to, and comfortable utilizing nearby local and regional parks (e.g., trail connections, wayfinding, culturally relevant events, etc.)
	Minimize climate change and/or environmental impact for residents in areas most negatively impacted by environmental injustice		• Does the project track and mitigate its impact on greenhouse gas emissions? • Does the project address the needs of communities most impacted by climate change, pollution, and environmental hazards? • Will the project reuse an existing building or building materials?	• Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure, access to transit). • Maximize energy efficiency (e.g., implement SB2030, LEED certification, Living Building, Passive House, 2020 MN Overlay & Guide to the 2015 2020 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles). • Integrate renewable energy, reduce material waste and increase material reuse during construction and in building operations, includes mitigating negative environmental impacts in areas where residents have been disproportionally affected by past environmental harms (e.g., soil or water contamination, air pollution, heat island, for example Minneapolis Green Zones) • Conserve and enhance natural resources (preservation or creation of of natural areas, tree canopy and native plantings, water conservation and stormwater management systems, green open space, reduced impervious surfaces including parking lots and streets)

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Pre-Development Scoring Table Continued

How: Pre-Development Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	Show an understanding of who will benefit most from the project and in what ways, and use this understanding to shape equitable development strategies and outcomes		• Where did the need for the project come from (e.g., private market, local policy, community, communities of color)? • Who will benefit from the project, now and in the future?	• Project needs were identified to reduce inequities or were identified by those most impacted by inequities • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities. This includes those who interact with the project in the future as well as those involved in development of the project • Describe thinking around project benefits and how those benefits will help to advance equitable development goals
	The project reflects the culture and needs of the community it is intending to serve	**14**	• How will public engagement plans prioritize those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities) and give those participants power in the process? • How will the engagement involve those who will be living, working, or playing at the future project in making project decisions? • Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region? • Are those on the project team able to represent and/or include the perspective of those who will live, work, or play at the future project? Do the grant activities seek to build the team in such a way?	• A description of how engagement will include agency and power for those most impacted by inequities. • Plans to pay underrepresented communities for their time and expertise • The project team has researched and considered outcomes of previous engagement activities in the project area and is using that to inform current and/or future engagement • Engagement strategies are developed after taking historical development context into consideration and understanding the relationship between residents and new development/re- development as well as government institutions • Engagement plans prioritize the needs and desires of those who will live, work, or play at the site by including their perspective in project decisions • The engagement process includes an advisory committee or other process for having members of the community the project is serving to be involved in decision making • A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities • A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities • A request for grant activities that seek to further develop project teams to include members that provide meaningful perspective and expertise given the population intended to be served

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Pre-Development Scoring Table Continued

How: Pre-Development Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process Continued	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	continued	• Is there a specific plan for partners to work together to complete grant activities? • Has the city identified and shown initial support for any future approvals needed? • Does the project align with local small area or redevelopment plans?	• The local government applicant will use a sub-recipient agreement with the development partner. • Project roles are defined and described (i.e., who will be doing what?). • The project aligns with local plans and anticipated approvals are identified and considers likelihood of future local support for the project.
Total		**30**		
Applications must score at least 17 of the 30 points available to be eligible				

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LIVABLE COMMUNITIES GRANT PROGRAMS

POLICY DEVELOPMENT

The Policy Development program provides funding to participating cities to support locally adopted policies that influence physical development and further both Livable Communities Act (LCA) and Imagine 2050 goals with an emphasis on equitable development.

Funding

Available Funding: $200,000 per year

Award Limits: $50,000 per city

Application Limit: One per city

Local Match: None

Grant Term: Two years (up to one year extension possible)

Key Dates

Round 1 Application Due: April 21, 2025 at 3PM

Round 1 Decision: June 2025

Round 2 Application Due: July 21, 2025 at 3PM

Round 2 Decision: September 2025

Eligible Costs

- Consultant services to develop an eligible policy that will further LCA and Imagine 2050 goals
- Staff time directly related to developing an eligible policy that will further LCA and Imagine 2050 goals

Ineligible Costs

- Work done before the grant was awarded
- General staff time not directly related to policy development

Funding Considerations:

If requests exceed the available funding, the Metropolitan Council may supplement the Livable Communities Policy Development grant program with funds from U.S. Department of Housing and Urban Developent (HUD) Pathways for Removing Obstacles to (PRO) Housing program.

Program Coordinator
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Policy Development Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, 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

The proposed policy would meet one or more of the following LCA and/or Imagine 2050 goals associated with physical development:

<table>
<tr><th colspan="2">Scoring Criteria</th><th>Points</th><th>Evaluation Considerations</th><th>Examples to Achieve Points</th></tr>
<tr>
<td rowspan="2">LCA and Imagine 2050 Goals</td>
<td>

Remove barriers to producing or preserving affordable housing, with priority given to efforts that focus on housing affordable to households living at 30% of the area median income and/or prevent displacement in areas receiving new investment.
Support wealth building and economic opportunity for communities of historic wealth extraction
Minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources

</td>
<td rowspan="2">30</td>
<td>

Will the future policy create or preserve affordable housing in the city to provide more affordable housing options in the city?
Will the policy create more affordable housing opportunities in the city?
How will the policy support new living wage jobs?
Will the policy support increased density in a way that leads to more connected development?
How is the policy considering impacts of climate change as a result of physical development?

</td>
<td>

Preserve existing affordable housing
New affordable housing created through inclusionary zoning or requiring affordable units to receive city funding
Prioritize deeply affordable housing at 30% AMI
DBE or other policies that introduces contracting requirements for developers working in the city
Support affordable commercial space or commercial space ownership programs for small business owners
Local policies that require living wage jobs for development projects that include local financing or need local approvals
Allow for more density throughout the city or in key areas identified as part of the policy development
Multimodal connections requirements for new developments or redevelopments
Complete streets policies
Building requirements that prioritize environmental sustainability such as LEED or other widely recognized environmental sustainability standards

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<tr>
<td>Support more equitable development outcomes in physical developments and/or through city process to approve physical developments</td>
<td>

How will the policy reduce disparities that may be exacerbated by future development projects?
Does the policy prioritize equitable outcomes as a result?

</td>
<td>

City-wide policies that protect tenants (e.g., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies).
Affordable units are indistinguishable from market rate units
Affordable housing developments are located with easy access to amenities, for example preserving land within ¼ mile of parks for affordable housing
Policy that supports equitable economic growth or prioritizes workforce training to residents most impacted by economic disparities
Environmental sustainability policies prioritize residents who have been disproportionately impacted by past environmental harms

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</table>

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Policy Development Scoring Table Continued

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
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	10	• Where did the need for the policy come from (e.g., private market, City Council, communities of color, general community engagement)? • Who will benefit from the policy, now and in the future?	• Policy needs were identified to reduce disparities or by those most impacted by disparities. • Short- and long-term policy benefits help to reduce disparities across the city
Who: Policy Development Team				
Who Is Involved	The project team has a defined scope of work with tangible goals	10	• Has the project team clearly outlined the work of the consultant and the outcomes they expect from the consultant? • Was the scope of work developed in partnership with community members impacted by the policy?	• A scope of work that is manageable and clearly outlines the roles and responsibilities of the consultant as well as the city • The relationship between the consultant and the city is clearly defined
City Capacity	Of Livable Communities Act Participating Cities, if net tax capacity falls within the: • Top 25%: 2 points • 50%-75% Percentile: 6 points • Below 50% Percentile: 10 points	10	• Per capita net tax capcity (2023)	• See appendix on pages 4-5 for point listing by City
Total		**60**		
Applications must score at least 25 out of the 60 possible points to be eligible				

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Appendix

LCA Participating City Net Tax Capacity Score for Policy Development Grants

City	2023 Net Tax Capacity ($ per capita)	Score for Policy Development
Apple Valley	91.46	10
Belle Plaine	75.91	10
Blaine (Anoka Co. part)	152.84	6
Bloomington	310.88	2
Brooklyn Center	128.70	10
Brooklyn Park	184.74	6
Burnsville	206.49	6
Carver	62.46	10
Centerville	99.13	10
Chanhassen (Carver Co. part)	220.00	6
Chaska	171.30	6
Columbia Heights	44.36	10
Coon Rapids	137.76	10
Cottage Grove	87.75	10
Crystal	74.93	10
Eagan	285.94	2
Eden Prairie	289.70	2
Edina	308.81	2
Elko New Market	27.02	10
Excelsior	412.62	2
Falcon Heights	35.26	10
Farmington	63.92	10
Fridley	288.13	2
Golden Valley	389.87	2
Hastings (Dakota Co. part)	82.38	10
Hopkins	224.46	6
Hugo	92.75	10
Inver Grove Heights	135.84	10
Jordan	94.36	10
Lauderdale	119.80	10
Lino Lakes	84.05	10
Little Canada	217.96	6
Long Lake	405.31	2
Loretto	178.45	6
Mahtomedi	70.00	10
Maple Grove	230.57	2
Maplewood	175.16	6
Mayer	42.49	10
Medina	242.70	2
Minneapolis	204.79	6

Appendix Continued

LCA Participating City Net Tax Capacity Score for Policy Development Grants

City	2023 Net Tax Capacity ($ per capita)	Score for Policy Development
Minnetonka	297.30	2
Mounds View	204.12	6
New Brighton	166.91	6
New Germany	57.38	10
New Hope	195.21	6
Newport	174.98	6
North St. Paul	65.61	10
Osseo	250.38	2
Plymouth	281.52	2
Prior Lake	67.27	10
Ramsey	125.42	10
Richfield	142.92	10
Robbinsdale	45.65	10
Rogers	513.35	2
Rosemount	121.94	10
Roseville	356.15	2
Savage	152.94	6
Shakopee	318.51	2
Shoreview	119.21	10
South St. Paul	84.23	10
St. Francis (Anoka Co. part)	46.61	10
St. Louis Park	265.07	2
St. Paul	113.00	10
St. Paul Park	91.07	10
Stillwater	145.63	6
Tonka Bay	81.58	10
Vadnais Heights	280.26	2
Victoria	32.21	10
Waconia	140.17	10
Watertown	42.27	10
Wayzata	711.71	2
West St. Paul	106.36	10
White Bear Lake (Ramsey Co. part)	152.07	6
White Bear Township	168.09	6
Woodbury	169.06	6

LIVABLE COMMUNITIES GRANT PROGRAMS

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) DEVELOPMENT

The Livable Communities Demonstration Account (LCDA) provides funding for projects that increase access to housing, jobs, services and transit in an effort to support more equitable, livable communities in the region.

Funding

Available Funding: $10 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

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

Key Dates

Application Due: August 11, 2025 at 3PM

Funding Decision: Fall 2025

Eligibility Requirements

- All affordable housing must be affordable for a minimum of 15 years.
- Rental housing must be affordable to households living on 60% of the Area Median Income (AMI) or less.
- Homeownership opportunties must be affordable to households living on 80% of AMI or less.

Eligible and Ineligble Costs

- 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.
- Support for activties that are eligible only for affordable housing units will be prorated to percentage of affordable units in project
- Holding costs can be up to 5% of the requested site acquisition support or $100,000, whichever is less

Environmental Sustainability

Eligble Costs

- 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

Ineligible Costs

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Project Site

Eligble Costs

- Public space that is open to the general public. Elements can include, but are not limited to:
  - lighting
  - landscaping
  - seating and furnishings
  - sidewalks and paths
  - wayfinding elements
  - public restrooms (does not include Sewer Availability Charges (SAC))
- 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 or economic opportunity projects
- Construction costs for affordable housing or economic opportunity projects

Ineligible 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 (this is eligible in the Tax Base Revitalization (TBRA) program)
- Cleanup, removal, hauling or disposal of contaminated soil or debris (this is eligible in the TBRA program)

Improved Connections

Eligible Costs

- 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 MetroTransit early if including a transit shelter)
- Bike facilities that are open to the public or are in affordable housing buildings or economic opportunity projects
- 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 accessible connections to and within the project site
- Landscaping to improve the experience for people walking, biking, or rolling to/through the site

Ineligible Costs

- County road improvements
- Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects
- 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

Eligible Costs

- 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 eligible activities (up to 10% of the total award)

  * Food costs should be within Council limits and prioritize Disadvantaged Business Enterprises (DBE) or DBE qualifying vendors when possible

Ineligible Costs

- 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

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Eligible and Ineligible Costs Table Continued

Acquisition for Affordable Housing and Economic Opportunity

Eligible Costs	Ineligible Costs
• Site acquisition for affordable housing projects or projects focused on bringing economic opportunity to areas where residents live on low incomes. Acquisition costs are only eligible for sites acquired 12 months before the application is due or after the date of award • 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.	• Acquisition costs for sites purchased more than 12 months before the application due date • Acquisition for market rate housing or jobs not in areas where residents live on low incomes • Sites purchased from a project partner who will gain financially from the purchase • Site assembly for lands to be used for transit infrastructure.

Preservation and/or Rehab for Affordable Housing or Economic Opportunity

Eligible Costs	Ineligible Costs
• 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 or tenants/occupants of commercial buildings) • Improvements to interior of affordable units or commercial building 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

LCDA Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, Livable Communities Act (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.

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Build or preserve affordable housing, priority for projects that serve residents who have barriers finding safe, affordable housing, have the deepest affordability, and/or include supportive services or other needed services	**8**	• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? • Will the project expand housing choices in the census tract, relative to housing choices in the city overall? • Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? • Will supportive services be provided for residents?	• Create a type of housing that is for populations with the least housing choices. Examples include units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities) • Create a type of housing that is less represented in the project area than the city, using either project profile data or a locally identified housing need. Considerations could include housing tenure (rental vs. ownership), affordability, or population served (people living with disabilities, senior etc.) • Add or preserve deeply affordable units (affordable to households living on 30% of AMI or below) • Add or preserve affordable housing • Include supportive services for residents as part of the development project or through a partnership with an external provider
	Build new affordable housing that helps the City meet their share of the region's need for affordable housing at affordability levels needed most; **OR** Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or with more housing cost burdened households		• If new construction, how well do the affordability limits correspond to the City's allocation of affordable housing need? • If preservation, how well do the affordability limits correspond to the City's residents that are experiencing housing cost burden (paying more than 30% of a household's gross income toward housing)? • Is the project creating or preserving affordable housing in an area known to have lost or are expected to lose existing affordable housing within the next year?	• If new construction, help meet the city's need for future affordable housing at needed levels of affordability based on housing need listed on the Project Data Profile **OR** • If preservation, help preserve affordable housing at affordability levels that are needed most. Preservation is needed most in areas with more cost-burdened residents. Cost-burdened population is listed in the Project Data Profile • Create or preserve affordable housing in an area where affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Further equity outcomes in housing access*	3*	• Who is primarily being served through the housing portion of the project? • How is the project helping to reduce disparities in housing? • How is the development designed to meet specific and future needs of the future residents? • How is the project supporting community building or maintaining existing community relationships? • How has the design, programming, and services planning been responsive to the needs of future residents?	• Set at least 20% of the units' rent at the small area market fair value and accept Housing Choice Vouchers • Go beyond the Fair Housing Marking plan as defined by the US Department of Housing and Urban Development (HUD) • Be in a city with policies that protect tenants (e.g., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies) • Have a property manager, if known, with equitable screening practices and eviction/non-renewal records • Affordable and market rate units are indistinguishable in mixed-income buildings • Include income averaging or preserve affordable housing units in an area where displacement is likely so residents can stay in their chosen communities • Provide programming so residents can build relationships with one another • Include community gathering space for residents • Provide services or partner with service providers, for example healthcare or social work services
Economic Opportunity	Create or preserve permanent jobs **OR** create workforce development/training opportunities; (priority for projects with full-time, living wage jobs)	8	• Will the future development project create or preserve living wage jobs (jobs that earn $59,500/year or more)? • Will the project create training or workforce development opportunities that will prepare participants for full-time, long-term employment that will pay a living wage and offer benefits?	• Living wage jobs paying $59,500 annually created/preserved relative to other applications, especially if existing project area jobs pay lower wages than average jobs in the city or in the region • Create training opportunities that will support participants getting full-time, long-term jobs in the future
	Create economic opportunity in healthcare, technology or environmental sustainability fields; advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transit systems		• Will the project create new jobs or training programs in healthcare, technology or environmental sectors? • Will the project create jobs or training programs that meet a specific city economic development or workforce development policy? • Is the project creating or preserving industrial jobs near transit, highways, rail freight facilities, airports, or ports?	• Identify new jobs or job training programs in technology, environmental, or healthcare sectors • Identify new jobs or job training programs in an industry sector prioritized by the city

* Indicates an equity scoring criteria

METROPOLITAN COUNCIL

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Economic Opportunity	Further equity outcomes in access to economic opportunity*	3*	• Will the jobs and/or training opportunities be accessible and available to underrepresented or underemployed people? • Is the business model going to support wealth building for residents from communities who have experienced historic wealth extraction?	• Create living wage jobs and/or training opportunities in areas with more unemployment compared to the city or the region • Jobs are targeted toward specific populations (e.g., under/unemployed, people leaving incarceration, people with development disabilities) • Project creates wealth building opportunities for communities who have experienced historic wealth extraction • Jobs/employers that support upward mobility (e.g. trainings, mentorship programs, promotional tracks, career pathways) • Commercial space that provides support for incubation and/or entrepreneurship • Workforce development programs to support more employment options in the future • Business is owned by residents who typically experience the most economic hardship such as new immigrants or residents who identify as Black, Indigenous, or People of Color

* Indicates an equity scoring criteria

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Increase density or intensity of land use in the project area; **OR** Preserve an existing building that newly activates or preserves activity in the area.		• Is the project maximizing the potential density and activity of the site? • Is the preservation or rehab maintaining existing density and/or activity on the site?	• More units per acre or higher job intensity than currently exists in the project area/on the project site • Project densities and Floor Area Ratios (FARs) that maximize the local regulatory requirements • Project is bringing a new use to an existing building or site that has been vacant or underutilized • Rehab or preservation project is intentional about maintaining existing high levels of intensity and activity
	Make it easier and more comfortable for people to access their daily needs and desired amenities; **OR** Preserve existing connections to transportation options if project is preservation or rehab	8	• Will the project enhance or improve transit/transportation connections between complementary uses (e.g., connecting housing and grocery stores)? • If the project is a preservation/rehab project, how are uses being maintained to continue to meet residents' needs? • Is the project team being intentional in creating connections between the project and nearby greenspaces?	• Bring new uses to the project area that encourage activity at and around the project • Add uses that are easily accessible parts of a daily or weekly routine (e.g., grocery store and housing near a daycare) • Understand what needs are important for residents and preserve connections to continue to meet those needs • Preserve or introduce affordable housing wihtin 1/4 mile of a park, trail or other greenpsace • Site design connecting to greenspace with wayfinding encouraging use of the greenspace, trails, and/or transit networks • Connect to walking, biking, or transit networks around the project site • Include plantings, lighting, or other furnishings to create a more pleasant experience moving to and through the project site • Greenspace or recreation area(s) that can be used by all residents or visitors, considering age, ability, and recreation/gathering preference

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development Continued	Further equity outcomes in access to services and amenities*	**3***	• How is the project better connecting residents in divested areas with needed and/or desired services and amenities? • How is the project including the needs of people who will spend time in and around the project? • How is the project increasing access to parks or greenspaces for residents who have historically faced barriers to access?	• Access to services and amenities through transit or other forms of transportation, including walking, biking, or rolling • The project introduces services and/or amenities that are most wanted by residents experiencing disparities • Improved transit, walking or rolling amenities or infrastructure, especially if there are more households than average nearby who rely on transit for commuting compared to the city or the region • Consider the sensory experience of a range of people, particularly neurodivergent residents or visitors (e.g. inlcuding specific sensory areas for people with Autism Spectrum Disorder) • Include culturally relevant public art, landscaping, and wayfinding • The project provides physical improvements and/or programming for more residents of color to feel safe, welcomed, catered to, and comfortable using nearby local and regional parks (e.g. trail connections, wayfinding, culturally relevant events etc.)

Indicates an equity scoring criteria

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Minimize greenhouse gas emissions		• Does the project understand and mitigate its impact on greenhouse gas emissions?	• Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure) • Maximize energy efficiency (e.g., implement SB2030, LEED, 2020 MN Overlay & Guide to the 2015 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles). • Integrate renewable energy, reduce material waste during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions.
	Conserve natural resources, include or address resilience needs and/or advance climate adaptation and mitigation strategies.	8	• Does the project conserve and protect natural resources such as water, vegetation, and wildlife? • Does the project minimize/disconnect impervious surfaces? • Are greenspace areas naturalized to the native environment? • Will greenspace maintenance minimize/eliminate the use of fertilizers/chemicals? • Does the project preserve or include portions of an existing building? • Is the project using sustainable building materials?	• Project conserves natural resources where possible • Greenspace areas include native plantings or other elements that bring it closer to its natural state. • Project considers and mitigates impacts on air, water, soil, vegetation and wildlife. • Use pervious parking and other paving materials • Project or site includes the adaptive reuse of an existing building structure or reuses building materials • Site is designed to minimize impact on natural resources • The project includes district-wide approaches to environmental sustainability (e.g.,stormwater management, heating and cooling)

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Further equity outcomes in environmental impact and resilience*	3*	• Is the project team prioritizing sites that have the most to gain, from an equity standpoint, for redevelopment? • Does the project team understand environmental issues in the project area and how the project will impact those issues? • Has the project and its team developed building or site solutions with residents, workers, or organizations in the area related to climate change and/or past envrionemental harms?	• The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionally affected by past environmental harms • The project team has worked with nearby businesses or organizations to learn more about environmental issues like runoff • Reduce green house gases and conserve natural resources in areas where that has not been prioritized or in areas that have experienced past environmental harms • The project addresses resilience issues relevant to its site and context (i.e. manages flooding in an area at risk of flood, includes a Resilience Hub for the community, residents have an emergency management plan)
Subtotal Outcomes		**44**		

Indicates an equity scoring criteria

How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The project reflects the culture and needs of the community it is intending to serve*	**8***	• Who will benefit from the project, now and in the future? • How will public engagement plans include those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities) and give those participants power in the process? • How is the plan responding to community demographics in the area? • How is the project team understanding development history of the project area and previous engagement work that has been done? • Does the project team have a direct connection to the project area, or the community being served by the project?	• A description of how engagement will include agency and power for those most impacted by inequities. • Plans to pay underrepresented communities for their time and expertise • The project team has researched and considered outcomes of previous engagement activities in the project area and is using that to inform current and/or future engagement • Engagement strategies are developed after taking historical development context into consideration and understanding the relationship between residents and new development/re-development as well as government institutions • The project team included culturally relevant and responsive planning and design to best meet the needs of future residents (e.g., what community space is included, what art is included, etc.) • A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities. • A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the personal or work experience of project team members • Culturally specific community gathering spaces with the goal of strengthening cultural ties and honoring cultural history • Support economic stability and/or stronger social connections (e.g., providing food or other basic needs, mutual aid support, community-oriented programming) • Provide easier access to culturally appropriate healthy food, improve opportunities for active transportation, design to support mental health (e.g., intentional inclusion of greenspace, culturally responsive design, available services)

* Indicates an equity scoring criteria

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process Continued	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	**3***	• Has the city taken steps to define and understand local disparities? • Has the city adopted policies that are intended to mitigate disparities and/ or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city identified or is in the process of identifying existing city-level disparities (e.g., housing, employment, wages). • The city is identifying measurable outcomes around disparities in order to track progress and be accountable • The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning, environmental sustainability building standards, or workforce programs that prioritize equitable development outcomes. • The city participates in Government Alliance on Racial Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process	**11**		
Total Possible Points	**55**		
Applications must score at least 33 of the total available 55 points and 12 of the available 23 equity points (marked with an *) to be eligible for funding			

* Indicates an equity scoring criteria

METROPOLITAN COUNCIL

LIVABLE COMMUNITIES GRANT PROGRAMS

TRANSIT ORIENTED DEVELOPMENT (TOD)

TOD

The Transit-Oriented Development program (TOD) provides funding for moderate- to high-density projects located within easy walking distance of a major transit stop, which typically include a mix of uses.

Funding

Available Funding: $5.7 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 see if your project is eligible

Key Dates

Application Due: August 11, 2025 at 3PM

Funding Decision: Fall 2025

Eligibility Requirements

- All affordable housing must be affordable for a minimum of 15 years.
- Rental housing must be affordable to households living on 60% of the Area Median Income (AMI) or less.
- Homeownership opportunties must be affordable to households living on 80% of AMI or less.

Eligible and Ineligble Costs

- 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.
- Support for activties in mixed-income projects will be prorated to percentage of affordable units in project
- Holding costs can be up to 5% of the requested site acquisition cost or $100,000, whichever is less

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

Program Coordinator
Hannah Gary
Hannah.Gary@metc.state.mn.us

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Eligible Costs	Ineligible Costs

Project Site

Eligible Costs

- 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 Sewer Availability Charges (SAC))
- Public art design process to create an intentionally designed piece of public art that 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 or economic opportunity projects
- General construction costs for affordable housing and economic opportunity projects

Ineligible Costs

- 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 (this is an eligible cost in the Tax Based Revitalization Account (TBRA) program)
- Cleanup, removal, hauling or disposal of contaminated soil or debris (this is an eligible cost in the TBRA program)

Eligible and Ineligible 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 accessible 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 • Trail, sidewalk, or road connections that do not directly connect to or support the project site • 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

Eligible Costs	Ineligible Costs
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 prioritize Disadvantaged Business Enterprises (DBE) or DBE qualifying vendors when possible*	• 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

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Eligible and Ineligible Costs Table continued

Eligible Costs	Ineligible Costs
Acquisition for Affordable Housing and Jobs	
• Site acquisition for affordable housing projects or projects focused on bringing economic opportunity to areas where residents live on low incomes. Acquisition costs are eligible for sites purchased up to 12 months before the application is due or after the award is made • Holding costs can be up to 5% of the awarded acquisition amount or $100,000, whichever is less • Eligible holding costs include prperty maintenance, insurance, and interest	• Sites purchased more than 12 months before the application due date • Acquisition for market rate housing or jobs not in areas where residents live on low incomes • Sites purchased from a project partner who will gain financially from the purchase • Site assembly for lands to be used for transit infrastructure

Eligible Costs	Ineligible Costs
Preservation and/or Rehab for Affordable Housing or Economic Opportunity	
• 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

METROPOLITAN
C O U N C I L

TOD Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, the Livable Communities Act (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				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Build or preserve affordable housing; priority given for projects that serve residents who have barriers finding safe, affordable housing, have the deepest affordability, and include supportive services or other needed services	**8**	• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? • Will the project expand housing choices in the census tract relative to housing choices in the city overall? • Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? • Will supportive services be provided for residents?	• Create a type of housing that is for populations with the least housing choices, including units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities, veterans) • Create a type of housing that is less represented in the project area than the city, using either project profile data or a locally identified housing need. Considerations could include housing tenure (rental vs. ownership), affordability, or population served (people, living with disabilites, senior, etc.) • Add or preserve deeply affordable units (affordable to households living on 30% of the AMI or below) • Add or preserve affordable housing • Include supportive services for residents as part of the development project or through a partnership with an external provider
	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		• If new construction, how well do the affordability limits correspond to the City's allocation of affordable housing need? • If preservation, how well do the affordability limits correspond to the City's residents that are experiencing housing cost burden (paying more than 30% of a household's gross income toward housing)? • Is the project creating or preserving affordable housing in an area known to have lost or is expected to lose existing affordable housing within the next year?	• If new construction, help meet the city's need for future affordable housing at needed levels of affordability based on housing need listed on the Project Data Profile **OR** • If preservation, help preserve affordable housing at affordability levels that are needed most. Preservation is needed most in areas with more cost-burdened residents. Cost-burdened population is listed in the Project Data Profile • Create or preserve affordable housing in an area where existing affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide

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What: Proposed Project Outcomes

<table>
<tr><td></td><td>Scoring Criteria</td><td>Points</td><td>Evaluation Considerations</td><td>Examples to Achieve Points</td></tr>
<tr>
<td rowspan="2">Housing Continued</td>
<td>Further equity outcomes in housing access*</td>
<td>3*</td>
<td>
• Who is primarily being served through the housing portion of the project?
• How is the project helping to reduce disparities in housing?
• How is the project designed to meet specific needs of the future residents?
• How is the project supporting community building or maintaining existing community relationships?
• How has the design, programming, and services planning been responsive to the needs of future residents?
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<td>
• Set at least 20% of the units' rent at the small area market fair value and accept Housing Choice Vouchers
• Go beyond the Fair Housing Marking plan as defined by the US Department of Housing and Urban Development (HUD)
• Be in a city with policies that protect tenants (e.g., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies)
• Have a property manager, if known, with equitable screening practices and eviction/non-renewal records
• Affordable and market rate units are indistinguishable in mixed-income buildings
• Include income averaging or preserve affordable housing units in an area where displacement is likely so residents can stay in their chosen communities
• Provide programming so residents can build relationships with one another
• Include community gathering space for residents
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* Indicates an equity scoring criteria

METROPOLITAN COUNCIL

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Economic Opportunity	Create or preserve permanent jobs OR create workforce development/ training opportunities; (priority for projects with full-time, living wage jobs)		• Will the project create or preserve living wage jobs (jobs that earn $59,500/year or more)? • Will the project create training or workforce development opportunities that will prepare participants for full-time, long-term employment that will pay a living wage and offer benefits?	• Living wage jobs (185% of federal poverty wage) paying $59,500 annually created/preserved relative to other applications, especially if existing project area jobs pay lower wages than average jobs in the city or in the region • Provide workforce development or training opportunities that will support participants getting full-time, long-term jobs in the future
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including healthcare, technology or environment; and/or advance city job growth priorities; and/or create/preserve industrial jobs with access to regional transportation systems	8	• Will the project create new jobs or training programs in regionally prioritized industry sectors such as healthcare, technology or the environment and sustainability? • Will the project create jobs or training programs that meet a specific city economic development or workforce development policy? • Will the project create or preserve industrial jobs near transit, highways, rail freight facilities, airports, or ports in a way that elverages the transporation system?	• Provide living wage jobs or workforce development pathways in strategic growth sectors as described in the Regional Economic Framework, including healthcare (e.g., health providers, health insurance, digital health, medical devices), technology (e.g., research and development, advanced manufacturing, food science, biomedical engineering), or the environment and sustainability sectors (e.g., climate adaptation, energy and renewables) • Provide living wage jobs or workforce development pathways in an industry sector prioritized by city policy (e.g., small businesses, tourism, ethnic businesses, professional and technical services) • Provide industrial sector living wage jobs or workforce development pathways (e.g., material processing, manufacturing and fabrication, maker spaces, artisan products) located in proximity to regional transportation systems
	Further equity outcomes in access to economic opportunity*	3*	• Will the jobs and/or training opportunities be accessible and available to underrepresented or underemployed people? • Is the business model going to support wealth building for residents who experience the most economic hardships?	• Provide living wage jobs and/or training opportunities in areas with more unemployment compared to the city or the region • Jobs/employers that support upward mobility (e.g., trainings, mentorship programs, promotional tracks, career pathways) • Jobs are targeted toward specific populations (e.g., under/unemployed, individuals leaving incarceration, individuals with development disabilities) • Project creates wealth building opportunities (e.g., cooperative or community ownership structures, community benefit agreements) for communities who have experienced historic wealth extraction (e.g., businesses owned by new immigrants or residents who identify as Black, Indigenous, or People of Color) • Commercial space that provides support for incubation and/or entrepreneurship • Businesses are locally owned and/or ownership or leasing arrangement encourage growth of owner equity for small businesses, entrepreneurs, or micro-businesses

* Indicates an equity scoring criteria

METROPOLITAN
COUNCIL

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Increase the number of people contrubuting to station area activity through greater building density and/or land use intensity on the site; **OR** Preserve or rehabilitate an existing building key to the level of station area activity	**20**	• Is the project increasing the housing units per acre or job density in the project area? • Is the project maximizing the potential density of the site? • Does the project provide higher density and mix of use closer to the transit station (less than 1/4 mile), or provide transitional density and uses farther from the transit station (more than 1/4 mile)? • How is the project using the building and/or site in a better way? • Will the project increase the number of residents, employees, customers, students, and/or visitors in the station area? • To what degree will the project help station areas meet or exceed 7,000 people, jobs, and students?	• Project densities and Floor Area Ratios (FAR) that maximize the local regulatory requirements and meet or exceed residential density requirements for communities along transitways as detailed in the Metropolitan Council's TOD Guide • The project's land use type(s), site design, and/or infrastructure is planned in a way that will increase activity in the station area for different users at different times of day • Provide more housing units per acre or higher job density than currently exists in the station area and/or on the project site • Bring a new use to an existing building or site that has been vacant or underutilized • Reabilitate an existing building(s) to preserve or increase the amount of activity it contributes to the station area
	Provide uses that will diversify the activities and amenities in the transit area and better meet residents' needs and/or provide greater access to services and amenities. Priority for projects with a focus on complementary uses, active transportation, and human-centered design		• Is the project balancing residential and nonresidential uses? • Is the project introducing a new use that is not already in the station area? • Is the project increasing access to services and/or amenities for existing and future residents and/or workers along the transit corridor? • Is the new use filling a need that also supports existing uses? • Does the project effectively use human and pedestrian-centered design in built form, site planning, street life, connectivity, and placemaking as detailed in the Council and Metro Transit TOD Guides?	• Bring new uses to the project area that encourage a range of activities on and around the project site like retail, services, restaurants, entertainment, and shops • Incorporate TOD best practices and design principles as detailed in the Metropolitan Council TOD Guide and Metro Transit's Developers Guide to TOD • Add uses that are easily accessible as part of a daily or weekly routine like, a grocery store and housing near a daycare • Building and public space features include universal design principles to benefit everyone (e.g., public areas, greenspace, and/or recreation area(s) that can be used by all residents or visitors, regardless of age, ability, and recreation/gathering preference) • Building and public space features include and integrate people with a range of physical, sensory, and cognitive abilities (e.g., design to sensory experience of neurodivergent residents or visitors, adaptive playground equipment, specific sensory areas)

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development Continued	continued	continued	• How well does the building, site, and surrounding urban design support a better multi-modal experience for people who will walk and/or bike to the project site and throughout the station area? • How is the project considering the needs of people who will spend time in or around the project and designing to meet those needs? • Does the project include usable and effective green and public space on the site or intentionally create connections between the project and nearby greenspaces? • Does the project include programming and/or features to help build community between existing residents and future residents, employees, or visitors of the project?	• Include or improve universally accessible pedestrian and non-motorized transportation options, traffic calming, and pedestrian safety measures for people walking and/or biking to and through the project site • Project elements are intentionally designed to increase the likelihood of pedestrian activity (e.g., active ground floors and public spaces, complete streets, through-block connections and reduced block lengths, more street crossings with safety features, non-vehicular transportation infrastructure) • The project site and adjacent uses create a welcoming public realm that facilitates social interactions and increases community resilience (e.g., community gardens, community event programming, culturally relevant public art, public space with landscaping, furnishings, lighting, wayfinding) • The project site and adjacent uses increase access to green space within ¼ mile (e.g., park, trail, or other greenspace wayfinding, programming or partnership with local parks agency to encourage resident or employee connection with nearby greenspace)
	Generate greater transit ridership, and a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle		• Does the project increase the likelihood of transit ridership outside of the peak commute period? • How does the project support more limited use of personal vehicles by providing alternative options? • Will the project enhance or improve pedestrian/bicycle connections between transit station and the project site or other area destinations? • To what degree does the project minimize or eliminate auto-oriented development patterns and single occupancy vehicle parking?	• Include and orient use(s) that will lead to greater potential transit ridership, trip types, and the times that transit is used (e.g., essential services or amenities such as grocery, childcare, community center, etc.) • Create or increase access to transit supportive pedestrian/bicycle infrastructure amenities and/or shared vehicle/micro-mobility resources • Single occupancy vehicle parking is at or below the minimum local requirement • Minimize surface parking and other physical impacts of parking on the pedestrian environment by • provide all parking underground or within the project structure • Improved non-vehicular access to and awareness of essential services, local amenities, other residential and non-residential uses in the station area

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development Continued	Further the transit-oriented nature of the area surrounding the transit station as a node and/or district of TOD priority for projects that advance a broader adopted plan or vision for the transit station or corridor	continued	• Will the project contribute to the identity of the station area as a transit-centric community? • Does the project consider and interrelate existing or planned adjoining and nearby uses? • Does the project implement part of a broader adopted plan or vision for the transit station or corridor? • Does the project connect people with jobs, schools, healthcare, friends, and family? • Will the project increase the viability of future TOD in the station area? • Does the project leverage existing and planned infrastructure, transportation systems, and public realm assets in the station area and across the region? • Does the project put nearby residents or businesses at a higher risk of displacement by future development?	• Project uses integrated site design, infrastructure, or programming to support or strengthen the TOD nature of nearby land uses (e.g., reinforces or expands walkable streetscapes) • Project will serve as a landmark that increases the TOD profile of the station area (e.g., includes a cultural destination, public space) • Project implements a building type and structure from an established vision/plan for the station area and/or transit corridor (e.g. comprehensive plan, station area plan, green zone, cultural district) • Enhance or improve transit/transportation connections between complementary uses (e.g., connecting housing and grocery stores) • Create shared parking between different uses and/or adaptive parking structures • The project provides new or improved infrastructure that can be leveraged by future TOD (e.g., shared systems, green space, sidewalks, multimodal resources) • Anti-displacement and displacement mitigation strategies are planned and implemented with those residents or businesses at risk (e.g., provides mixed income or inclusionary housing, community benefits agreement)
	Further equitable access multi-modal transportation, services, and amenities*	3*	• How is the project better connecting under-invested populations with safe, affordable multimodal transportation options? • How is the project increasing access to parks or greenspaces for residents who have historically faced barriers to access?	• Provide or directly support access to services and amenities through transit or other forms of transportation, including walking or biking (e.g. MetroTransit Residential Pass Program, car share, bike share) • The project introduces or directly supports access to services and/or amenities as expressed by residents most likely to experience disparities • The project provides physical improvements and/or programming for more residents of color to feel safe, welcomed, catered to, and comfortable utilizing nearby local and regional parks (e.g., trail connections, wayfinding, culturally relevant events) • Include ownership opportunities of space/land for residents most impacted by economic and land ownership disparities.

* Indicates an equity scoring criteria

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Minimize greenhouse gas emissions		• Does the project mitigate its impact on greenhouse gas emissions? • Does the project include environmentally responsible and resource efficient systems and processes throughout the building's life cycle?	• Maximize energy efficiency (e.g., implement SB2030, LEED, 2020 MN Overlay & Guide to the 2015 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles) • Integrate renewable energy, reduce material waste during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions • Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure)
	Conserve natural resources, include or address resilience needs, and/or advance climate adaption and mitigation strategies	8	• Does the project conserve and protect natural resources such as water, vegetation, and wildlife? • Does the project minimize/disconnect impervious surfaces? • Are greenspace areas naturalized to the native environment? • Will greenspace maintenance minimize/eliminate the use of fertilizers/chemicals? • Is the project using sustainable building materials? • Are there site or building design features intentionally included to increase the resilience of residents or workers in the area who might experience shocks and stressors? • If located near a waterbody on the Priority Waters List, has the project taken necessary protections and mitigation measures?	• Project conserves natural resources where possible • Greenspace areas include native plantings or other elements that bring it closer to its natural state • Project considers and mitigates impacts on air, water, soil, vegetation and wildlife • Use pervious parking and other paving materials • Project or site includes the adaptive reuse of an existing building structure or reuses building materials • Site is designed to minimize impact on natural resources • The project includes district-wide approaches to environmental sustainability (e.g. stormwater management, heating and cooling, parking)

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability Continued	Further equity outcomes in environmental sustainability impact and resilience*	3*	• Is the project responsive to its impact on environmental justice issues in the project area? • Have the building and site's environmental solutions been developed with residents, workers, or organizations in the area related to climate change and/or past environmental harms?	• The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionally affected by past environmental harms (e.g., areas of environmental concern) • The project team has worked with nearby residents, businesses, or organizations to learn about and sufficiently address environmental issues on or near the site (e.g., runoff, flooding, daylight access, wildlife) • Reduce greenhouse gases and conserve natural resources in areas where that has not been prioritized or in areas that have experienced past environmental harms • The project addresses resilience issues relevant to its site and context (e.g., manages flooding in an area at risk of flood, includes a Resilience Hub for the community, residents have an emergency management plan)
Subtotal Outcomes		56		

HOW: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The project reflects the culture and needs of the community it is intending to serve*	8*	• Who will benefit from the project, now and in the future? • How is the project responsive to the culture and needs identified by the communities and/or populations it will impact? • Is the project responsive to the development history of the project area and previously completed engagement? • How is the plan responding to community demographics in the area? • Does the project team (meaning any person or organization with a decision-making role, e.g., advisory group member, consultant, developer) reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region? • Does the project team have a direct connection to the project area, or the community being served by the project?	• Project needs were identified to reduce inequities or were identified through active community engagement with those most impacted by inequities • Address identified equity needs or issue from multiple angles and/or at multiple scales (e.g., including wrap-around services in affordable housing after that was identified through engagement) • Engagement strategies are targeted to residents and employees in the area given demographics of the project area, and proactively include those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities) • Engagement strategies are conducted in a way that will increase agency and power for those communities most impacted by inequities • Underrepresented communities are compensated for their time and expertise • The project team has included an advisory committee of residents most impacted by disparities to identify equity priorities addressed by the project • The scope is expanded beyond a traditional development to address equity needs or issue in the project area • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities (e.g., communities of historic wealth extraction, new immigrants, transgender residents, residents of color, people with disabilities, undocumented residents) • The project team has researched and considered outcomes of previous engagement activities in the project area and is using that to inform current and/or future engagement • Engagement strategies are developed after taking historical development context into consideration and understanding the relationship between residents and new development/re-development as well as government institutions • The project team included culturally relevant and responsive planning and design to best meet the needs of future residents (e.g., what community space is included, what art is included) • A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities • A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities

* Indicates an equity scoring criteria

HOW: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	**3***	• Has the city taken steps to define and understand local disparities? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city identified or is in the process of identifying existing city-level disparities (e.g., housing, employment, wages) • The city is identifying measurable outcomes around disparities in order to track progress and be accountable • The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes • The city participates in the Government Alliance for Racial Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process	**11**			
Total	**67**			
Applicants must score at least 40 of the total 67 possible points and 12 of the 23 possible equity points (marked with an *) to be eligible				

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TAX BASE REVITALIZATION ACCOUNT (TBRA) SITE INVESTIGATION

Site Investigation grants are intended for redevelopment sites suspected or known to include contamination. They can help determine if contamination exists, what type of contamination is there, how much, and where it is located. They can also help inform how the contamination could affect redevelopment plans and the potential costs of cleanup.

Funding

Available Funding: $500,000 per year

Award Limit: $50,000 per project; up to $250,000 per applicant for multiple sites within a Target Area. Grant funds will be available until expended on a first come first served basis

Local Match: 25%

Grant Term: 1 Year (single site) 3 years (multi-site)(no extension)

Application Limit: Applicants with an open grant for multi-site investigations with less than 80% of the funds awarded expended are ineligible to apply

Key Dates

Round 1 Application Due: May 1, 2025 at 3PM

Round 1 Decision: July 2025

Round 2 Application Due: Nov 3, 2025 at 3PM

Round 2 Decision: January 2026

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)

Applications may also be determined ineligible for funding if:

- Individual project sites are not approved by the Council staff prior to incurring eligible costs. Changes to the eligible Target Area will require a grant amendment prior to incurring costs to be reimbursed for grant funds

- adequate investigation funding is available from other public and private sources;

- any part of a redevelopment site 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 city's comprehensive plan after the redevelopment is completed.

Program Coordinator

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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, asbestos, or lead based paint assessments**
  • Development of a Response Action Plan (RAP)***
  • 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 or Target Area (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 Environmental Protection Agency 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:

• 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.

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TBRA Site Investigation Scoring Table

Successful TBRA applications support redevelopment that improves safety and health by reducing risks from prior contamination, increases the property tax base, and adds new or keeps existing jobs or affordable housing.

Site Investigation grants are intended for applicants with projects that have development rights or recently purchased a redevelopment site that may have contamination or is known to be contaminated and are seeking public funding to find out where the contamination is concentrated on the property, how much contamination is present, and estimate how much it would cost to clean up before starting construction on a redevelopment project.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Tax Base	Increase to the tax base of the recipient municipality	5	• What is the current tax base? • What will the future tax base be after construction is complete and the building is fully occupied?	• New construction or renovation that increases the annual tax base
Jobs and Housing	Build or preserve affordable housing opportunities with priority given to projects that serve residents who have barriers finding safe, affordable housing or new housing units affordable to households with income at or below 30% of the median income	5	• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? • Will the project expand housing choices in the census tract in which the project is located, relative to housing choices in the city overall? • Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? • How many affordable units (affordable to households living on 60% AMI or lower for a minimum of 15 years) will be created or preserved? To see rents or sales prices that qualify as affordable go to 2024 Ownership and Rent Limits (2025 limits will be added when available)	• Add apartments, condos, or other types of housing for a specific market type (for example, senior housing, youth shelters, workforce housing, units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities etc.) at locations where there aren't many different choices • Include housing with uncommon features such as units with more bedrooms for families, universally designed units, micro-units, or units that include social services • Add or preserve deeply affordable units (affordable to households living on 30% of the area median income or below) • Add affordable housing in areas (census tracts) with the most households already paying over 30% or more of thier income towards housing costs
	Create or preserve long-term job opportunities with priority given to projects with living-wage jobs		• Will the proposed development project create or preserve living wage jobs (jobs that earn $59,500/year or more)?	• Potential living wage jobs created/preserved relative to other applications, especially if existing jobs in project area pay lower average wages than jobs in the city or in the region

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Develop vacant lots or re-use vacant buildings		• Is the proposed redevelopment site on a vacant lot or require renovation of an existing building?	• Propose redevelopment projects on vacant sites or projects that will re-use vacant buildings
	Increase the use of transit and alternatives such as walking or biking		• Is the redevelopment site located near existing transit and/or a regional bike trail? • Does the site location, sidewalks and/or proposed or existing building placement encourage tenants to walk to nearby destinations?	• Select a project location near transit services • Select a location near a regional bike trail
	Support efficient growth in the region by increasing density and intensity through redevelopment	15	• Is the proposed redevelopment site on a vacant lot or require renovation of an existing building? • If the project involves housing, what will be the future number of units per acre? • What is the proportion of gross floor space relative to the size of the redevelopment lot(s)? (This is sometimes known as the floor-area ratio or FAR.) • If the project includes an industrial use with at least 2 jobs per acre, is the location near a street designated as a freight corridor or within an area with an existing regional concentration of jobs?	• Propose redevelopment projects that increase the number of residential units per acre (residential density) and/or the floor-area ratio of the site • Projects with potential to increase the number of jobs particularly within existing areas with a high regional concentration of jobs
	Demonstrate a market demand for future redevelopment proposals	5	• What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years? • How full are the similar development sites nearby? • Have tenants been identified for the proposed redevelopment? • Have pre-construction leases been signed for the proposed development?	• Identify similar developments existing or soon to be open near the proposed redevelopment site • Identify occupancy or vacancy rates for similar developments near the development site • Identify commitments by tenants, if any, for the proposed redevelopment

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TBRA Site Investigation Scoring Table continued

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environmental Impact	Investigate contaminated sites with the greatest potential to improve the environment and reduce risk to human health	**12**	• What are the expected contaminants of concern for the redevelopment project?	• Sites that pose the greatest expected risk to human health and the environment
	Potential to support equitable environmental protection based on project location and potential impact of exposure	**6**	• What is the expected exposure risk for the contaminants identified (i.e., soil, water, soil vapor, interior abatement, etc.)? • Where is the project located?	• Sites within equitable development areas (meaning a Seeding Equitable Environmental Development (SEED) eligible area) or with vulnerable populations where contaminants pose the greatest expected risk to human health and the environment
Subtotal Outcomes		**48**		

How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	**4**	• How was the need for the project determined (e.g., private market, local policy, community, communities of color)? • Who will benefit from the project, now and in the future?	• Project needs were identified to reduce inequities or were identified by those most impacted by inequities • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	**3**	• Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes • The city participates in the Government Alliance on Race and Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process		**7**		

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Who: Proposed Project Team

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	15	• When will the investigation begin? • Do the requested grant activities reflect a good understanding of the eligible uses of funds? • Are access agreements in place?	• Demonstrate how prepared the project team is to begin the investigation • Sources for matching funds are committed
	The team demonstrates a need for public financing		• What is the total cost of the environmental investigation? • What sources are being or have been pursued to finance the environmental investigation?	• A significant gap is demonstrated after all other public and private sources for the investigation are identified
	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		• Is the project team (meaning any person or organization with a decision-making role, e.g., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region?	• A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities • A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities
	Demonstrate public applicant's capacity to oversee environmental investigations		• How have city staff managed prior contamination investigation grants? • If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years?	• Prior successful grant management of TBRA funding, including consistent provision of required reports and meeting grant administration deadlines • Providing an executed development agreement between the city and private developer for projects involving public-private partnerships on publicly-owned land
Subtotal Capacity		**15**		
Total		**70**		
Applicants must score at least 35 of the 70 available points to be eligible				

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TBRA Site Investigation Checklist

TBRA Site Investigation Application Contents

- ☐ 2025 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)

- ☐ Target Area 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

- ☐ Site Plan Map (PDF)

- ☐ 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

- ☐ 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.)

- ☐ Phase II Envrionemntal Site Assessment, prior RAP

TAX BASE REVITALIZATION ACCOUNT (TBRA) CLEANUP

Cleanup grants are intended for applicants with projects that have recently completed their environmental site investigation and are seeking public funding to assist with the cost of implementing a cleanup plan and beginning construction on a specific redevelopment project.

Funding

Available Funding: $2.25M-$2.5M 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 1 Application Due: May 1, 2025 at 3PM

Round 1 Decision: July 2025

Round 2 Application Due: Nov 3, 2025 at 3PM

Round 2 Decision: January 2026

Cleanup Eligible Sites Table

Eligible 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 eligible cleanup costs are over 1% of the total development cost excluding the cost of site acquisition

Ineligible Sites

- 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 1% or less than the total project development costs excluding the cost of site acquisition
- Redevelopment will not generate property taxes or payments in lieu of taxes (PILOT/PLT)

Applications may also be determined ineligible for funding if:

- adequate cleanup funding is available from other public and private sources
- is 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

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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 (RAP)
   • 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
	 • Cleanup of 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. Investigation costs must be incurred within 180 days prior to the application date or later to be eligible for consideration.

**Costs must be for activities included in a Response Action Plan (RAP)—and amendments, if any—approved by the Minnesota Pollution Control Agency (MPCA) or Minnesota Department of Agriculture (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 (MDH) 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.

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Cleanup Eligible Activities Table 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 fill and grading of clean soil are eligible as long as the volume of clean soil requested to be paid with grant funds is equal or less than the volume of contaminated soil removed.
- 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

Successful TBRA applications support redevelopment that improves safety and health by reducing risks from prior contamination, increases the property tax base, and adds new or keeps existing jobs or affordable housing.

Cleanup grants are intended for applicants with projects that have recently completed their environmental site investigation or interior hazardous materials abatement assessment and are seeking public funding to help pay for a cleanup or abatement before starting construction on a redevelopment project.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Tax Base	Increase to the tax base of the recipient municipality	**25**	• What is the current tax base? • What will the future tax base be after construction is complete and the building is fully occupied?	• New construction or renovation that increases the annual tax base
	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 after construction is complete)		• Is the redevelopment site located within a Tax Increment Financing (TIF) district?	• Select a project location outside of a Tax Increment Financing (TIF) district and funding sources that do not include TIF
Jobs and Housing	Build new affordable housing that helps the city meet their share of the region's need for affordable housing built between 2020-2030. Priority will be given to new housing units affordable to households with incomes at or below 30% of the area median income (AMI) in census tracts with the most households spending more than a third of their income on housing costs before considering units affordable at other levels of AMI up to 60%; OR Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or cities with higher rates of housing cost-burdened households; AND build or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market with priority given to housing for previously unhoused individuals, individuals with disabilities and housing developed with on-site supportive social services	**25**	• Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? • Will there be apartments or condos affordable to households living on 60% AMI or lower for a minimum of 15 years? (To see the rents or sales prices that qualify as affordable go to 2024 Ownership and Rent Affordability Limits - Metropolitan Council (metrocouncil.org). Limits for 2025 will be updated when they are available.) • Will the project offer housing to a specific population who has challenges finding safe, affordable housing? • Will the project add new housing options to the project area (census tract) or help keep affordable units in areas with more low-income households paying a high percentage of their income for rent or a mortgage?	• Add or preserve deeply affordable units • Add apartments, condos, or other types of housing for a specific market type (for example, senior housing, youth shelters, workforce housing, units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities etc.) at locations where there aren't many different choices • Include housing with uncommon features such as units with more bedrooms for families, universally designed units, micro-units, or units that include social services • Add affordable housing in areas (census tracts) with the most households already paying over 30% or more of their income towards housing costs

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs and Housing Continued	Add or preserve long-term job opportunities with priority given to projects with living-wage jobs	continued	• Will the proposed development project create or preserve jobs that earn $59,500/year or more?	• Adding more higher paying jobs, especially jobs that are likely to hire local residents in areas with higher levels of poverty
	Add jobs in priority high-growth and high-opportunity sectors of the region's economy for industry sectors that have demonstrated significant growth in recent years compared with the nation as a whole; and/or advance city job growth priorities in a public economic development strategy		• Will the project include the types of jobs likely to encourage higher, sustained job growth by focusing on regional strengths in training, technology, innovation, investment or talent? • Will the project create jobs that meet a specific city economic development or workforce development policy?	• Identify new jobs that support existing regional strengths in industry groups, such as medical devices, information technology, printing, education, insurance, footwear, etc. • Identify new jobs in an industry sector prioritized by city economic development policies
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area		• Will there be new jobs earning over $59,500 per year in an area selected for equitable development (as determined by the Metropolitan Council)?	• Providing jobs earning over $59,500 per year in a Seeding Equitable Environmental Development (SEED) eligible area.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	**25**	• Is the proposed redevelopment site on a vacant lot? Will an existing building be renovated or remodeled? • If the project will include housing, how many apartments or condos will be built considering the size of the property? • If the project will include commercial space, how much space will be built or renovated considering the size of the property? • If the project will include industrial space, is the location near a street used for trucking (freight corridor) or in an area with lots of jobs within our 7-county region?	• Propose redevelopment projects that increase the number of residential units per acre (residential density) or increase the amount of floor space (usually by building additions or new multiple level buildings) at the site • Projects that add to the number of jobs within existing areas that already have higher numbers of jobs in our region
	Increase the use of transit and alternatives such as walking or biking		• Is the redevelopment site located near existing transit and/or a regional bike trail? • Will the project include amenities such as bike storage or other incentives to encourage biking? • Is the site and building location near features like sidewalks to encourage tenants to walk to nearby destinations?	• Select a project location near transit services • Select a location near a regional, off-street or protected bike trail • Show how proposed tenant amenities or building features encourage biking • Identify ways tenants are encouraged to walk to other places nearby
	Demonstrate a market demand for future redevelopment proposals	**5**	• What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years? • How full are the similar development sites nearby? • Have tenants been identified for the proposed redevelopment? • Have pre-construction leases been signed for the proposed development?	• Identify similar developments existing or soon to be open near the proposed redevelopment site • Identify occupancy or vacancy rates for similar developments near the development site • Identify commitments by tenants, if any, for the proposed redevelopment

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	**25**	• What are the contaminants of concern for the redevelopment project? • What pollutants, contaminants or hazardous substances exceed concentrations allowed according to state and federal rules? • What is the exposure risk for the contaminants identified (i.e., soil, water, soil vapor, interior abatement, etc.)? • How much of the site will be cleaned up?	• Sites that pose the greatest risk to human health and the environment
	Improve access to local and regional parks and trails through outreach, site design, or programming		• How close is the redevelopment site to a local or regional trail or park? • Will the proposed redevelopment improve direct access to a park or trail head?	• Sites near existing regional or local parks and trails • Create or improve a direct connection to a park or trail
	Conserve vital existing regional natural resources features and functions		• Are there any vital natural habitats or features such as lakes, creeks, wetlands identified by the Minnesota Department of Natural Resources as Regionally Significant Ecological Areas that will be protected as part of the redevelopment project?	• Integrating recognized existing natural habitat in the proposed development
	Conserve, restore or protect the region's water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater		• Will the site capture and infiltrate rain? • Will the site slow the rate of water going off-site? • Will other features such as green roofs hold rain?	• Capturing or slowing rain going off-site, reducing local flooding and/or infiltrating rain on the project site
	Commitment to resilient energy infrastructure using renewable and/or district energy sources	**20**	• Will the use of renewable energy such as solar, wind or geothermal power be added on site? • Will the redevelopment be connected to a local energy source such as district energy or a microgrid?	• Increase the use of renewable energy on the site
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation		• If the project includes commercial or industrial space, will the ownership or leasing arrangement encourage growth of owner equity for small businesses, cooperatives, entrepreneurs, or micro-businesses?	• Identify proposed development leases or space to be used or bought by micro-enterprises, worker-owned businesses, or cooperatives • Identify commercial space to be used by business incubators or accelerators
	Support equitable environmental protection for projects in areas most impacted by prior contaminants, pollutants or hazardous substances that reduce potential impact of exposure.		• Is the site located in an equitable development area (meaning a Seeding Equitable Environmental Development (SEED) eligible area)? • Are there vulnerable populations such as higher concentrations of children or seniors, or others disproportionately affected by the contaminants of concern identified at the redevelopment site?	• Identify how the proposed cleanup will reduce the risk of exposure of recognized environmental contaminants of concern to vulnerable tenants and/or nearby residents
Subtotal Outcomes		**120**		

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How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
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	• How was the need for the project determined (e.g., private market, local policy, community, communities of color)? • Who will benefit from the project, now and in the future?	• Project needs were identified to reduce inequities or were identified by those most impacted by inequities • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	4	• Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? the city? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes • The city participates in the Government Alliance on Race and Equity (GARE) has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process		**14**		

Who: Proposed Project Team

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanup grants	16	• How have city staff managed prior contamination cleanup grants? • Do the requested grant activities reflect a good understanding of the eligible uses of funds? • If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years?	• Prior successful grant management of TBRA funding • Consistent provision of required reports • Meeting grant administration deadlines • Providing an executed development agreement between the city and private developer for projects involving publicly-owned land
	The team can demonstrate a need for public financing		• What is the total cost of cleanup? • What sources are being or have been pursued to finance the cleanup?	• The total cost of cleanup relative to the total investment shows a need for public funding. (At a minimum, the total cleanup cost must be over 1% of the total development cost.) • A significant gap is demonstrated after all other public and private sources for the cleanup are identified.

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Capacity Continued	The project team, including partners represent the community the project will serve; or predevelopment activities will build a representative team	continued	• Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region?	• A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities. • A direct connection between the population intended to be served (i.e., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities.
	Project team's readiness to proceed with project site cleanup and construction		• When will the cleanup and construction begin? • When will the cleanup and construction be completed? • Are all the required public entitlements in place? • Has all the construction financing been committed?	• Demonstrate how prepared the project team is to begin the cleanup and construction.
Subtotal Team		**16**		
Total		**150**		
Applicants must score at least 75 of the 150 available points to be eligible				

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TBRA Cleanup Checklist

TBRA Site Investigation Application Contents

- ☐ 2025 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 images of site, and/or existing building exteriors for all requests. Include image(s) of building interiors for abatement requests.)
Name the file "TBRA Current Images – [Project Name]"
- ☐ Before image (JPG or GIF)
- ☐ 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 depth and volume (for soil cleanup grant requests)
Name the file "TBRA Proposed Excavation– [Project Name]"

Environmental Reports

- ☐ Phase I Environmental Site Assessment (PDF)
Name the file "TBRA Phase I ESA – [Project Name]"
- ☐ Phase II Environmental Site Assessment (PDF)
Name the file "TBRA Phase II ESA – [Project Name]"
- ☐ RAP (PDF)
Name the file "TBRA RAP– [Project Name]"
- ☐ Response Action Plan approval from MPCA (PDF) for soil or ground water cleanups.
Name the file "TBRA RAP Approval – [Project Name]"
- ☐ Hazardous materials report (PDF) for asbestos or lead-based paint

Budgets (Excel spreadsheet)

- ☐ Detailed contamination cleanup budget
- ☐ Line-item budget for asbestos and lead-based paint
- ☐ Construction Financing Commitment(s)

Other

- ☐ Letters of local support
- ☐ Demonstration of community engagement

LIVABLE COMMUNITIES GRANT PROGRAMS

TAX BASE REVITALIZATION ACCOUNT (TBRA) SEEDING EQUITABLE ENVIRONMENTAL DEVELOPMENT (SEED)

Seeding Equitable Environmental Development (SEED) grants are intended for sites within equitable development areas, as determined by the Council. SEED grants are intended for sites with or without a specific development project underway, though they must show potential for future job growth or housing development. SEED grants can be used for site investigation or cleanup.

Funding

Available Funding: $500,000 per year

Award Limit: $50,000 for investigation; 50% of available funding available for cleanup

Local Match: None

Grant Term: Two years (no extensions)

Application Limit: None

Key Dates

Round 1 Application Due: May 1, 2025 at 3PM

Round 1 Decision: July 2025

Round 2 Application Due: Nov 3, 2025 at 3PM

Round 2 Decision: January 2026

SEED Eligible Sites Table

Eligible Sites

- Site must be in an equitable development area (as determined by the Metropolitan Council).
- Properties with contamination that is not safe for the intended future use according to the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Agriculture (MDA), or the Minnesota Department of Health (MDH).
- Properties that are publicly owned or privately owned that have the potential to
  - increase the tax base and
  - add or keep jobs and/or
  - add or keep affordable housing after redevelopment is completed.

Ineligible Sites

- An individual or organization likely responsible for the contamination has been identified and is also likely financially capable of carrying out the investigation or a cleanup.
- 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).

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 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 city's comprehensive plan after redevelopment is completed.

Program Coordinator
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TBRA 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, 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 incurred prior to award are not eligible for reimbursement with grant funds. 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 incurred included in a cleanup abatement grant request will only be reimbursed if the SEED applicant's overall project is recommended for funding.

***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.

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SEED Scoring Table

Successful TBRA applications support redevelopment that eliminates or reduces the risk from contamination, increases the tax base, and creates or preserve jobs or affordable housing.

SEED grants are intended for sites that do not have a planned or identified redevelopment located within an equitable development area (as determined by the Metropolitan Council) and are seeking public funding for site investigation, partial cleanup, or both.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Tax Base	Increase to the tax base **OR** potential to increase the city tax base from expected changes to the property classification or the preferred land use in a current Request For Proposals for redevelopment	5	• What is the current tax base? • If a redevelopment is proposed, what is the future estimated tax base? For sites without a redevelopment project: • Will there be any changes to the current property tax classification? • What is the future expected land use for the site? (Properties that will be tax-exempt are not eligible.)	• Propose a redevelopment that will increase the tax base • Select a site with the most potential to increase the annual tax base
Jobs and Housing	Potential to add or preserve living-wage jobs or affordable housing based on the proposed redevelopment **OR** existing land use designation and proximity to existing employment centers.	5	• If a redevelopment is proposed, how many jobs earning at least $59,500 per year or affordable units are expected? For sites without a redevelopment project: • What is the current use of the site? • Is the site near a regional concentration of jobs?	• Propose a development that will add or keep existing jobs earning at least $59,500 per year or affordable units affordable to households living on less than 60% of the area median income. (To see the rents or sales prices that qualify as affordable go to 2024 Ownership and Rent Affordability Limits - Metropolitan Council (metrocouncil.org). Limits for 2025 will be updated when available. • For sites without a redevelopment project, demonstrate the site has potential for commercial or residential redevelopment, particularly within areas with a high regional concentration of jobs.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Develop vacant lots or re-use vacant buildings		• Is the proposed redevelopment site on a vacant lot? • Will the redevelopment require renovation of an empty or partly empty building?	• Propose redevelopment projects on lots with no buildings, parking lots, or porjects that will re-use empty (or mostly empty) buildings
	Potential to increase the use of transit and alternatives such as walking or biking		• Is the redevelopment site located near existing transit and/or a regional bike trail? • Does the site location, sidewalks and/or proposed or existing building placement encourage tenants to walk to nearby destinations?	Select a project location near: • transit services • a regional bike trail • other places people find easy to walk
	Interim use that increases visibility or improves marketability of the redevelopment opportunity		• Will there be an interim use for the site? • How visible is the site and interim use? • How has the redevelopment potential been marketed?	• For sites without a redevelopment project, identify an interim use and user • Select a site with high visibility • Identify ways the site is marketed to increase redevelopment interest (e.g., better on-site, signage, district marketing, tours, public and private real estate listing services, etc.)
	Demonstrate a market demand for the proposed redevelopment OR future redevelopment proposals	**20**	• What similar developments have been built or are under construction near the proposed redevelopment site in the past 3 years? • How full are the similar development sites nearby? • Have prospective tenants been identified for the redevelopment site?	• Identify recent similar developments open or opening soon near your development site • How much of the space like your development is being used? • Include signed letters of intent from tenants with your application • For sites without a redevelopment project, identify community needs or real estate market gaps not being met in your area that could be built on your site
	Potential to increase the density or intensity of land use based on the proposed development **OR** changes to existing site conditions, if any, and existing zoning designation		• If the project will include housing, how many apartments or condos will be built considering the size of the property? • If the project will include commercial space, how much space will be built or renovated considering the size of the property? • If the project will include industrial space, is the location near a street used for trucking (freight corridor) or in an area with lots of jobs within our 7-county region? For sites without a redevelopment project: • What other public investments have been made or are expected at the site? • Is the current zoning compatible with redevelopment concepts under consideration?	• Identify how many housing units or how much commercial space will be added or renovated For sites without a redevelopment project: • Identify the maximum size building that could be built on the redevelopment site • Identify other public investments occurring at or near the project site • Identify consistency of zoning with development concepts for the site

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environmental Impact	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and likely impact 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**	• What are the expected contaminants of concern for the redevelopment project? • What prior land uses, or prior activities are highly likely to have resulted in contamination at the site? • Do you have a cleanup plan approved by the MPCA (or another similar regulatory organization)?	• Select sites that pose the greatest risk to human health and the environment
	Potential to support equitable environmental protection based on project location and potential impact of exposure from existing environmental risks	**6**	• What is the expected exposure risk for the contaminants expected or identified (i.e., soil, water, soil vapor, interior abatement, etc.)?	• Select sites likely to reduce the highest risks to potentially vulnerable populations and improve the environment • Select sites in areas already more likely to result in higher or cumulative exposures to contaminants
Subtotal Outcomes		**51**		

How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4	• How was the need for the project determined (e.g., private market, local policy, community, communities of color)? • Who will benefit from the project, now and in the future?	• Project needs were identified to reduce inequities or were identified by those most impacted by inequities • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	3	• Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes • The city participates in the Government Alliance on Race and Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process		7		

Who: Proposed Project Team

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity	Project team's capacity to begin an environmental investigation or cleanup	12	• How have staff managed prior investigation or contamination cleanup? • Do the requested grant activities reflect a good understanding of the eligible uses of funds?	• The project team has successfully completed one or more prior environmental investigations or cleanups • The project team has hired an environmental contractor with brownfield redevelopment experience in Minnesota • A preliminary environmental investigation has been completed and a cleanup plan has been approved by a regulator • Sufficient financing has been identified for the intended investigation or cleanup • A signed access agreement(s) is provided if applicant or developer does not own site
	The team can demonstrate a need for public financing		• What is the total cost of the environmental investigation or partial cleanup? • What sources are being or have been pursued to finance the environmental investigation?	• A significant gap is demonstrated after all other public and private sources for the investigation or cleanup are identified • A viable Responsible Party for the contaminants has not been identified

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How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity Continued	The project team, including partners, represents the community the project will serve, or the predevelopment activities will build a representative team	continued	• Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region?	• A direct connection between demographic makeup of the project area and the lived experience of project team members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities • A direct connection between the population intended to be served (i.e., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities
	Public applicant's capacity to oversee environmental investigations or cleanup		• How have city staff managed prior contamination investigation or cleanup grants? • If the applicant has received prior TBRA grants, how much of the grant funding has been relinquished in the past five years?	• Prior successful grant management of TBRA funding • Consistent provision of required reports • Meeting grant administration deadlines • Providing an executed development agreement between the city and private developer for projects involving public-private partnerships on publicly-owned land
Subtotal Capacity		12		
Total		70		
Applicants must score at least 35 of the 70 available points to be eligible				

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SEED Checklist

TBRA SEED Application Contents

☐ 2025 TBRA SEED form (online form in WebGrants Funding Opportunity)

Application Attachments

☐ Resolution from public 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 Livable Communities Act online mapping tool—a street map showing parcels and parcel identification numbers (including a unique county ID) for the redevelopment site (PDF)

☐ Aerial map using Livable Communities Act online mapping tool—an aerial map showing the redevelopment project boundary (PDF)

☐ Overview map using Livable Communities Act online mapping tool—an aerial map showing ¼ mile and ½ mile radius from the redevelopment site (PDF)

Project Images and Figures

☐ Before image (JPG or GIF)

☐ Current conditions (Include image(s) of building interiors for abatement requests)
Name the file "TBRA Current Images – [Project Name]"

Environmental Reports

☐ Phase I Environmental Site Assessment (PDF)
Name the file "TBRA Phase I ESA – [Project Name]"

☐ Phase II Environmental Site Assessment (PDF)
Name the file "TBRA Phase II ESA – [Project Name]" (Submit if analytical tables not included in RAP)

☐ Response Action Plan (PDF)

☐ Response Action Plan Approval from PCA (PDF) for soil or ground water cleanups.
Name the file "TBRA RAP Approval – [Project Name]"

☐ Hazardous Materials Report (PDF) for asbestos or lead-based paint

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 or Public Funding commitments

☐ Response for Proposals (RFPs for subject property) (Demonstrating preferred development guidelines)
Construction Financing Commitment(s)

LOCAL HOUSING INCENTIVES ACCOUNT

LHIA

The Local Housing Incentives Account (LHIA) supports the expansion and preservation of lifecycle and affordable rental housing.

Program Details

Available Funding: $2,500,000

Local Match: 100% dollar per dollar

Grant Term: Three years

Award Limit: None

Application Limit: None

Key Dates

Consolidated RFP Released: April 9, 2025

Intent to Apply Due: May 8, 2025 at noon

Applications Due: July 10, 2025 at noon

Decisions: January 2026

Application Process

The Metropolitan Council considers multi-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. Projects apply to the Consolidated RFP to request LHIA grants; however LHIA funds must be granted directly to a city, county, or 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 is located in a municipality that participates in the Metropolitan Council's Livable Communities program and that the city, county, 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, county, or development authority. Potential match sources include CDBG, HOME, TIF, Housing Trust Fund dollars, tax abatements, local housing revenue bonds, and the appraised value of donated land.

LHIA Eligible Costs Table

Eligible Costs	Ineligible Costs
• 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 • Resident services and/or operations

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LHIA Application Scoring

The LHIA helps expand and preserve lifecycle and affordable rental housing. Applicants must meet the threshold criteria to be eligible.

Threshold 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.
- Grantees must have an adopted Fair Housing Policy in order to receive Livable Communities Act funding.
- Projects must have affirmative fair housing marketing plans.

Competitive Criteria

- 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.

LIVABLE COMMUNITIES GRANT PROGRAMS

AFFORDABLE HOMEOWNERSHIP

The Affordable Homeownership program will provide grants to support affordable homeownership development for projects that best meet the following two priorities:

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

Funding

Available Funding: $3 million

Local Match: None

Grant Term: Three years (with an option to extend two years)

Award Limit: 50% of eligible project gap costs

Application Limit: None

Key Dates

Applications Due: October 1, 2025 at 3PM

Decision: December 2025

Affordable Homeownership Project Eligibility

- Create an affordable homeownership opportunity for a household living at 80% [Area Median Income (AMI)](#) or less
- Guarantee a minimum affordability term of 15 years
- Require Home Stretch or similar homeowner education for first-time homebuyers

Affordable Homeownership Eligible Costs Table

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

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Affordable Homeownership Scoring Table

Proposals that meet eligibility requirements are reviewed and scored in the following four categories:

- Racial Equity
- Geographic Choice
- Equitable access
- Affordability

RACIAL EQUITY AND GEORAPHIC CHOICE

A minimum score of 5 points, out of a maximum of 18, is required in this section. Council Data is used to determine this score and is available to applicants in an online map tool.

RACIAL EQUITY			
Criteria		Points	To Achieve Points
Project is in a city with higher racial disparities in homeownership than the regional average		5	Racial Equity score is calculated based on Census data. Use the Affordable Homeownership mapping tool (census track level) to determine project score.
OR	Project is in a census tract with higher racial disparities in homeownership 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			
Project is in a city with an average home sale price higher than what is affordable to a household earning 80% AMI		5	Geographic Choice score is calculated based on Census and Council data. Use the Affordable Homeownership mapping tool (city level) to determine project score.
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 units **OR** more than 50% of their need is in the 51-80% affordability level.		2	
Project is located in a city with a net fiscal disparity of $200 or more per household		1	
Highest possible subtotal for geographic choice		10	
Highest possible subtotal for both program priorities		18	
A minimum of 5 points is required to ensure the project sufficiently addresses one or both program priorities			

Affordable Homeownership Scoring Table Continued

EQUITABLE ACCESS			
Criteria	Points	Evaluation Considerations	Examples to Achieve 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	5	• Percentage of households that received services who identify as BIPOC • Percentage of homebyers that identify as BIPOC • Other proxy measures that indicate that the developer or program partner serves a significant percentage of BIPOC households	• Service and buyer statistics at the level of individual races (not aggregated "people of color") • Referral source serves primarily BIPOC households
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	• Percentage of waitlist that are BIPOC households • If no waitlist, explanation of demand for program and proxy measures for knowing that a significant portion of the demand is BIPOC households • Other proxy measures that indicate that the developer or program partner serves a significant percentage of BIPOC households	• Service and buyer statistics at the level of individual races (not aggregated "people of color") • Average time before a home sells is below regional average • Referral source serves primarily BIPOC households
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	• There are BIPOC individuals on the project team • Additional efforts to intentionally engage BIPOC individuals throughout the project; as a team member and/or to inform team members	• Defined developer, lender, realtor, other roles with racial identity (or if a company, percentage of their employees or ownership who identify as BIPOC) • Community engagement or input efforts
Project will be made available to a first-generation homebuyers	3	• First-gen homebuyers are prioritized to purchase proposed homes • Applicant describes how existing services will be utilized to target or prioritize first-gen homebuyers	• First-time homebuyer program • First-time homebuyers are paired with downpayment assistance • Developer or program partner experience with first-time homebuyer loan products

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Affordable Homeownership Scoring Table Continued

EQUITABLE ACCESS CONTINUED			
Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Project addresses a need specific to the community in which the project is located, through financing marketing, design, size or other unique need	6	• All communities have a need for affordable homeownership opportunities. Is there a need this project meets beyond the need for affordable housing and to close the racial homeownership gap? • What is the community specific need? How was the need defined and by whom? • How does the proposed project address part of or the whole need? • What is the impact of addressing the need?	• Need is related to a value/goal in Imagine 2050 • Need was defined with input from those most impacted • Need was defined by a reputable souce • Homes are accesible to people with disabilities • Home has unique environmental features • Home has features for large families
Project incorporates marketing efforts to affirmatively further fair housing	1	• How to darking efforts affirmatively further fair housing? • How do marketing efforts reach potential BIPOC and/or first-time homebuyer households?	• Marketing partners include indivudals who identify as BIPOC • Marketing includes affirmatively furthering fair housing strategies
Other efforts as described by applicant that further equitable access to homeownership	5	The applicant shares additional efforts to futher access to homeownership for those who have been historically disproportionately excluded; i.e. partnerships, programs, policies	• Specific financing programs • Policies that give preference to certain populations • Policies or code that ensure homes are accessible to people with diabilities • Partnerships with other wealth building programs • Energy and water conserving building features that keep homeownership costs low long-term • Accessible or adaptable design features
Subtotal Equitable Access	**25**		

Affordable Homeownership Scoring Table Continued

AFFORDABILITY			
Criteria	Points	Evaluation Explanation	Examples to Achieve Points
Project will be affordable to homebuyers earning less than 80% AMI	3	• Does the project provide deeper affordability for households living on less than 80% AMI (If applicant provides a range, project will be scored based on the top of the range)	• Homes will be affordable to households living at 60% AMI • Homes will be affordable to households living at 50% AMI
Project will remain affordable upon resale for more than 15 years	3	• Applicant clearly identifies how project will be kept affordable for 15 years • Project provides affordability past 15 years; i.e. 30 years, in perpetuity	• Restrictive Covenant • Community Land Trust • Requirement of other funding souce
Subtotal Affordability	**6**		
Total Possible Points	**57**		