

Development Funding

Available Funding: \$4 million

Award Limit: \$2 million per city

Application Limit: Three per applicant per round

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

Development Key Dates

Application Due: September 27

Step One Decision: Early November

Funding Decision: January 2022

Development Eligible Costs Table

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

Eligible Costs	Ineligible Costs
Environmental Sustainability	
<ul style="list-style-type: none"> • Infiltration swales or tanks • Landscaping that is an integrated part of the stormwater management system • Pervious pavement • Green roofs • Geothermal heat pumps • Fuel cells; and • Wind turbines • Project specific or district-wide stormwater management, heating/cooling management, and waste management systems 	<ul style="list-style-type: none"> • Photovoltaic cells

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	
<ul style="list-style-type: none"> • Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to: <ul style="list-style-type: none"> • lighting • landscaping • seating and furnishings • sidewalks and paths • Wayfinding elements • Public art design process to create an intentionally designed piece of public art which contributes to the identity or sense of place of the development project and/or surrounding neighborhood. The design process should include an artist or arts organization. • Public art features, including but not limited to murals, mosaics, and sculptures, which contribute to the identity or sense of place of the development project and/or surrounding neighborhood. To be considered public art, it must be led and fabricated by a professional artist and/or art organization. • Playgrounds or outdoor recreational areas intended to serve residents of affordable housing developments • Public community gardens or community gardens at affordable housing developments • Demolition and removal of existing structures. • Grading and soil correction to prepare a site for construction. 	<ul style="list-style-type: none"> • General landscaping elements • City or neighborhood parks • Parks, playgrounds, or areas that are primarily for the use of the development project's tenants or residents of market rate residential buildings • Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris. • Cleanup, removal, hauling or disposal of contaminated soil or debris.

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Improved Connections	
<ul style="list-style-type: none"> • New streets or street extensions only for local public streets • Public sidewalks, or trails that enhance the pedestrian environment and connect the project to nearby uses and amenities • Site-integrated transit shelters • Outdoor public bike facilities or outdoor facilities for residents of affordable housing developments • Extensions or modifications of local public utilities that directly serve the development project • Publicly available portion of shared-use parking structures • Enhanced broadband connections for affordable housing projects 	<ul style="list-style-type: none"> • County road improvements • Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects • Perimeter sidewalks or boulevards that do not improve the bike or pedestrian experience • Surface parking and parking structures without a shared public component • Expansion or extension of local public utilities not directly related to the development project • Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities. • Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget • Trail, sidewalk, or road connections that do not directly connect to or support the project site.
Design & Community Engagement	
<ul style="list-style-type: none"> • Design workshops and community engagement activities that center those least represented and most impacted by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events*) • Design and engineering fees for grant requested activities (up to 10% of the activity cost) <p><i>* Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>	<ul style="list-style-type: none"> • Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible". • Traditional public meeting engagement required by law

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
<ul style="list-style-type: none"> • Site acquisition for affordable housing projects or projects focused on bringing jobs to low-income areas. Eligible sites acquired after the date of award or for sites acquired within 12 months before the application is due • Holding costs can be up to 5% of the awarded acquisition amount or \$100,000, whichever is less. <ul style="list-style-type: none"> • Eligible holding costs include property maintenance, insurance, and interest. 	<ul style="list-style-type: none"> • Acquisition activities more than 12 months before the award • Acquisition for market rate housing or jobs not in low-income areas • Transactions between or among partnerships or other legal entities where any grantee, current or future subrecipient or other project partner has any ownership or site control interest in a property prior to the grant award • Refinance, replace or supplant other sources of funding available to acquire or gain site control of the development project property. • Site assembly for lands to be used for transit infrastructure.
Affordable Housing Preservation and/or Rehab	
<ul style="list-style-type: none"> • Exterior improvements to bring the building to code or improve energy efficiency of the building. Examples include window replacement, roof replacement, exterior finishing replacement (brick siding, etc.), or mechanical system replacement (Savings from energy efficiency should be passed on to the residents) • Improvements to interior of affordable units to bring building to code, increase energy efficiency, and improve the quality of life of current or future residents. Examples include low flow plumbing fixtures or energy savings appliances. • Improvements to indoor communal spaces. Examples include improvements to community gathering rooms, fitness centers, and areas in which supportive services are offered. • Improvements to building grounds and outdoor community gathering spaces. Examples include landscaping, playgrounds, greenspace, and community gardens. <p><i>Affordable and market rate units should be identical and evenly distributed throughout the building(s)</i></p>	<ul style="list-style-type: none"> • Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

Development Scoring Table

What: Proposed Project Outcomes				
Step One			Step Two	
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	The new or preserved housing supports the future residents through design, programming/services, and/or mix of affordability	7
	Increase regional housing choice by creating new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; or Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities with priority given for projects with living wage jobs	8	Create jobs that expand choices in employment either for the local community or the community the project intends to serve; and/or support the creation/preservation of small, locally or cooperatively owned businesses	7
	Create jobs in priority high-growth and high-opportunity sectors of the region's economy including technology or environment, advance local job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to jobs*	2*		

Development Scoring Table Continued

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

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

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