

TBRA CONTAMINATION INVESTIGATION

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	<ul style="list-style-type: none"> • What is the current tax base? • What will the future tax base be after construction is complete and the building is fully occupied? 	<ul style="list-style-type: none"> • New construction or renovation that increases the annual tax base
Jobs and Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	5	<ul style="list-style-type: none"> • 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 earning 30% Area Median Income or less? • How many affordable units (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 2023 Ownership and Rent Limits 	<ul style="list-style-type: none"> • 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 (e.g., senior, etc.). • Add or preserve deeply affordable units (30% AMI or below). • Add or preserve affordable housing; projects will be scored relative to each other's total affordable unit count. • Bring the project area closer to the city's housing affordability mix.
	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs		<ul style="list-style-type: none"> • Will the proposed development project create or preserve living wage jobs (jobs that earn \$57,700/year or more)? 	<ul style="list-style-type: none"> • Potential 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.

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Develop vacant lots or re-use vacant buildings		<ul style="list-style-type: none"> Is the proposed redevelopment site on a vacant lot or require renovation of an existing building? 	<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> Select a project location near transit services. Select a location near a regional bike trail.
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	15	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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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Environmental Impact	Investigate contaminated sites with the greatest potential to improve the environment and reduce risk to human health	12	<ul style="list-style-type: none"> What are the expected contaminants of concern for the redevelopment project? 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> What is the expected exposure risk for the contaminants identified (i.e., soil, water, soil vapor, interior abatement, etc.)? Where is the project located? 	<ul style="list-style-type: none"> Sites within equitable development areas (meaning a Seeding Equitable Environmental Development (SEED) eligible area) or vulnerable populations that pose the greatest expected risk to human health and the environment

HOW: PROPOSED PROJECT PROCESS

Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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.

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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	<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> What is the total cost of the environmental investigation? What sources are being or have been pursued to finance the environmental investigation? 	<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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.