

Contamination Cleanup

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.

Cleanup grants are intended for applicants with projects that have recently completed their environmental site investigation or interior abatement assessment and are seeking public funding to assist with the cost of implementing a cleanup or abatement plan for eligible activities before starting construction on a specific 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	<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
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit immediately)		<ul style="list-style-type: none"> • Is the redevelopment site located within a Tax Increment Financing (TIF) district? 	<ul style="list-style-type: none"> • Select a project location outside of a Tax Increment Financing (TIF) district and funding sources that do not include TIF
Jobs and Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	25	<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? 	<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.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs and Housing	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		<ul style="list-style-type: none"> 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 rent 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? 	<ul style="list-style-type: none"> If new construction, help meet the city's need for future affordable housing at needed levels of affordability OR If preservation, help preserve housing at affordability levels that are most needed by comparing shares of cost burdened households by levels of income to units affordable at those income levels. (Allocation of affordable housing need (for new construction) and shares of cost burdened households by income level (for preservation) are provided in project profiles.) Creating or preserving affordable housing in an area where the applicant can identify any recent loss of affordable housing or can describe how existing affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area (i.e., census tract) versus city-wide. (Affordable housing loss or affordable housing loss risk will be considered in the context of the community.)
	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 \$51,300/year or more)? 	<ul style="list-style-type: none"> 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.
	Create jobs in priority high-growth and high-opportunity sectors of the region's economy including technology or environment; and/or advance city job growth priorities		<ul style="list-style-type: none"> Will the project create new jobs in regionally prioritized industry sectors such as health care, technology, or the environment? Will the project create jobs meet a specific city economic development or workforce development policy? 	<ul style="list-style-type: none"> Identify new jobs in regionally prioritized industry sectors, such as technology, environment, or health care Identify new jobs in an industry sector prioritized by city policies
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area		<ul style="list-style-type: none"> Will there be new jobs earning over \$51,300 per year in an area selected for equitable development (as determined by the Metropolitan Council)? 	<ul style="list-style-type: none"> Providing jobs earning over \$51,300 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	20	<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 that increase the number of jobs particularly within existing areas with a high regional concentration of jobs.
	Increase the use of transit and alternatives such as walking or biking		<ul style="list-style-type: none"> Will the proposed development project create or preserve living wage jobs (jobs that earn \$51,300/year or more)? 	<ul style="list-style-type: none"> 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.
	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.

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	<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • Sites that pose the greatest risk to human health and the environment.
	Maximize access to local and regional parks and trails through outreach, site design, or programming	20	<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • 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.
	Potential to support equitable environmental protection based on project location and potential impact of exposure		<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • Identify how the proposed cleanup will reduce the risk of exposure of recognized environmental contaminants of concern to vulnerable tenants and/or nearby residents.

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	<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 inequities at the local level, especially efforts to implement equitable development practices	4	<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.

Who: Proposed Project Team

Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	16	<ul style="list-style-type: none"> 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? 	<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 publicly-owned land.
	The team can demonstrate a need for public financing		<ul style="list-style-type: none"> What is the total cost of cleanup? What sources are being or have been pursued to finance the cleanup? 	<ul style="list-style-type: none"> 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.

Who: Proposed Project Team

Capacity	<p>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.</p>	<ul style="list-style-type: none"> • 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? 	<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 (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.
	<p>Project team's readiness to proceed with project site cleanup and construction</p>	<ul style="list-style-type: none"> • 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? 	<ul style="list-style-type: none"> • Demonstrate how prepared the project team is to begin the cleanup and construction.