TBRA CONTAMINATION CLEANUP

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 earning 30% Area Median Income (AMI) or less? • Will there be apartments or condos affordable to households earning 60% AMI or lower for a minimum of 15 years? • (To see the rents or sales prices that qualify as affordable go to 2023 Ownership and Rent Affordability Limits - Metropolitan Council (metrocouncil.org). Limits for 2024 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 rent or mortgage.

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WHAT: PROPOSED PROJECT OUTCOMES

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs and Housing	Add or preserve long-term job opportunities with priority given to projects with living-wage jobs		• Will the proposed development project create or preserve jobs that earn $57,700/year or more?	• Adding more higher-income jobs especially jobs that are likely to hire local residents in areas with higher levels of poverty.
	Add 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 $57,700/year or more)?	• 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.
	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?	• Identify new jobs that support existing regional strengths in industry groups, such as medical devices, information technology, printing, education, insurance, footwear, etc.
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area		• Will there be new jobs earning over $57,700 per year in an area selected for equitable development (as determined by the Metropolitan Council)?	• Providing jobs earning over $57,700 per year in a Seeding Equitable Environmental Development (SEED) eligible area.

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TBRA CONTAMINATION CLEANUP

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="3">Compact, Connected Development</td>
<td>Support efficient growth in the region through adaptive reuse, infill development or redevelopment</td>
<td rowspan="2">25</td>
<td>
• 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?
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<td>
• 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.
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<td>Increase the use of transit and alternatives such as walking or biking</td>
<td>
• 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?
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<td>
• 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.
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<tr>
<td>Demonstrate a market demand for future redevelopment proposals</td>
<td>5</td>
<td>
• 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?
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<td>
• 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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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	**20**	• 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		• 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.
	Potential to support equitable environmental protection based on project location and 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.

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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.

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