

Pre-Dev

Pre-Development

Funding

Available Funding: \$2,000,000 (includes Policy Development)

Award Limit: \$300,000 per city per round (includes up to \$50,000 in Policy Development funding in Round Two)

Application Limit: No more than six per city or county per round

Local Match: None

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

Key Dates

Round One Due: April 18, 2022

Round One Decision: June, 2022

Round Two Due: July 18, 2022

Round Two Decision: September, 2022

Pre-Development Eligible Costs Table

Eligible Costs
<p>What: Proposed Project Outcomes</p> <p>Environmental Sustainability</p> <ul style="list-style-type: none">• Soil testing to determine feasible land uses that increase diversity or intensity on the project site (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 to conserve natural resources and reduce Greenhouse Gas emissions• 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) <p>Site Planning</p> <ul style="list-style-type: none">• Development of site plans that increase density, intensity, and/or diversity of uses in the project area• Development of public realm plans and/or outdoor recreation plans for affordable housing projects to improve access to outdoor recreations and community gathering space• 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.• Phasing or staging plans for an identified parcel or multiple contiguous parcels• Site selection between a small number of potential sites to maximize connections in and around the project site• Additional design work to include Universal Design features beyond local requirements to increase accessibility in and around the project site• Culturally specific site design and planning to best reflect priorities of the community/ies being served by the project

Pre-Development Eligible Costs Table

Eligible Costs
<p>What: Proposed Project Outcomes</p> <p>Affordable Housing</p> <ul style="list-style-type: none">Physical or capital needs assessment or energy audits for rehab of affordable housing buildings and/or units (only eligible for units affordable at 60% of AMI with income restrictions in place for a minimum of 15 years)Architectural design services (schematic design and design development)Appraisal for site acquisition <p>Financial Models</p> <ul style="list-style-type: none">Financial modeling to determine finance structure for project development and long-term management of affordable housing and jobs projects located in low income areasFeasibility 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 <p>How and Who: Proposed Project Process and Project Partners to Support Equitable Development Strategies</p> <ul style="list-style-type: none">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*)Community Benefits AgreementUnderstanding history of discrimination and land ownership in and around the project site and using that information to inform the future projectHealth Impact Assessment, displacement risk assessment and/or mitigation plan, equity analysis or impact analysisWealth building planningDeveloper mentoring for new and/or small developersDisplacement prevention planning
Ineligible Costs
<ul style="list-style-type: none">Corridor, small area or station area plansArea analysis of alternatives for market mix or financial feasibilityStrategies for land banking and acquisitionGeneric traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, permits, etc...Administrative overheadSoft costs which are not directly related to an awarded grant activityWork done before the grant was awarded

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Pre-Development Scoring Table

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 goals and vision of the proposed project would meet one or more of the following LCA and/or Thrive goals:		
	<i>Criteria:</i>	<i>Points</i>
LCA and Thrive Goals	Increase choice in local housing options by adding new housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	10
	Create or preserve permanent jobs opportunities with emphasis on accessible, living wage jobs	
	Intensify land uses on the site and take advantage of connections between housing, jobs, services and amenities across the region and in the project area, including accessibility and universal design	
	Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources	
	Further equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections	
How: Pre-Development Project Process		
Process	Project process will include analysis of who will benefit most from the project and in what ways, and use findings to influence equitable development strategies and outcomes	12
	Provide meaningful and appropriate engagement, including a variety of stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by the project inequities	
	Degree to which overall Pre-development efforts and proposed grant activities further vision/ goals of the future development project	
Who: Proposed Project Team		
Who Is Involved	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	10
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	The project forms partnerships between government, private for-profit, and non-profit sectors	
Total		32
Applications must score at least 22 of the 32 points available		

Program Coordinators

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