TRANSIT ORIENTED DEVELOPMENT (TOD)

Funding

Available Funding: $5.5 million

Award Limit: $2 million per city

Application Limit: Three per applicant

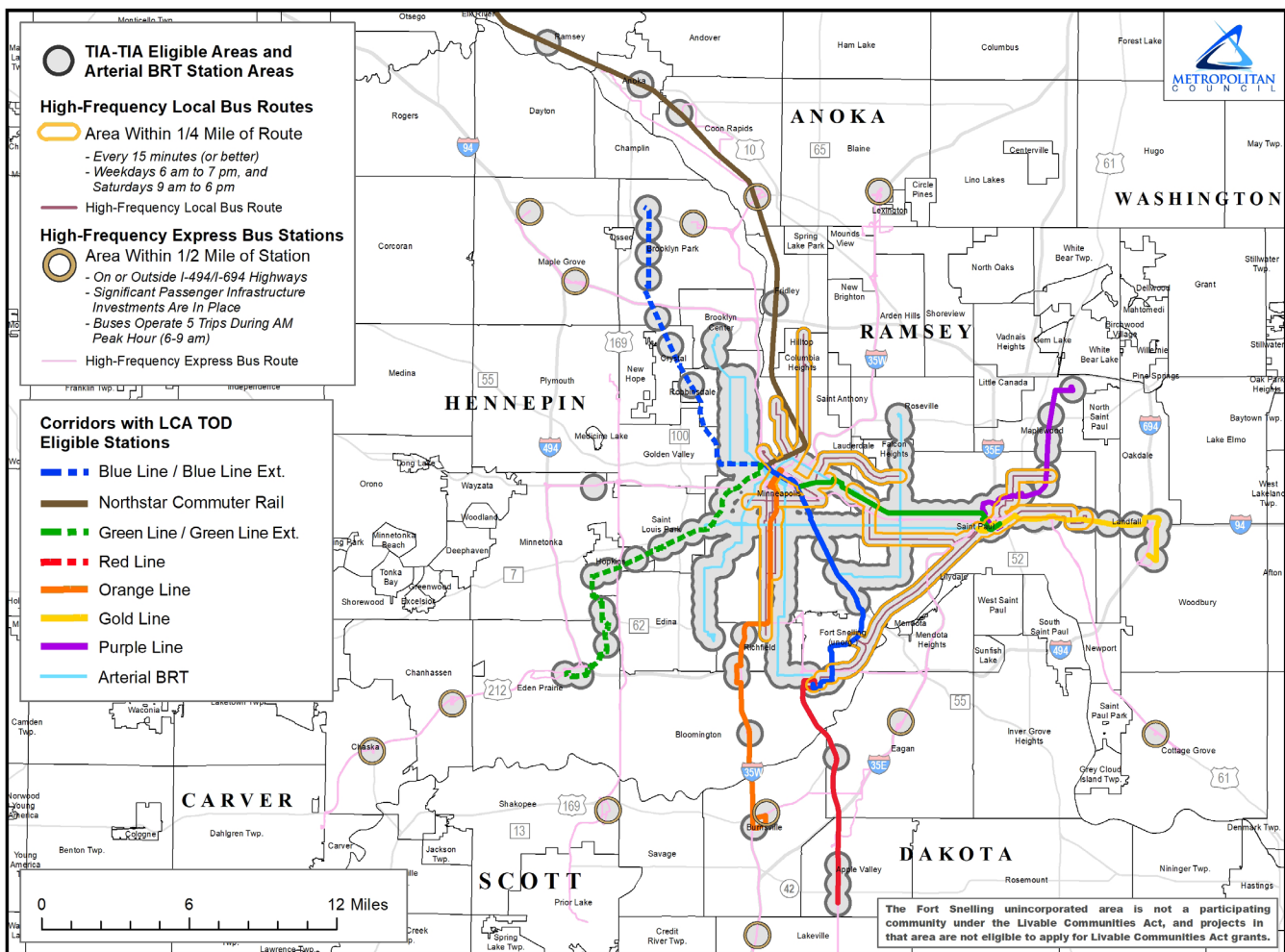**Grant Term:** Three years (up to two year extension possible)

Eligible Areas: 1/2 mile from existing and planned transit corridor stations, and 1/4 mile from High-frequency bus routes. Use the the online "Make-a-Map" tool to verify eligibility

Key Dates

Application Due: August 12, 2024

Funding Decision: Fall, 2024

Eligible Areas

TIA-TIA Eligible Areas and Arterial BRT Station Areas

High-Frequency Local Bus Routes
Area Within 1/4 Mile of Route
- Every 15 minutes (or better)
- Weekdays 6 am to 7 pm, and Saturdays 9 am to 6 pm
— High-Frequency Local Bus Route

High-Frequency Express Bus Stations
Area Within 1/2 Mile of Station
- On or Outside I-494/I-694 Highways
- Significant Passenger Infrastructure Investments Are In Place
- Buses Operate 5 Trips During AM Peak Hour (6-9 am)
— High-Frequency Express Bus Route

Corridors with LCA TOD Eligible Stations
- Blue Line / Blue Line Ext.
- Northstar Commuter Rail
- Green Line / Green Line Ext.
- Red Line
- Orange Line
- Gold Line
- Purple Line
- Arterial BRT

0   6   12 Miles

The Fort Snelling unincorporated area is not a participating community under the Livable Communities Act, and projects in that area are not eligible to apply for Livable Communities Act grants.

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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 grant award.
- 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

- 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
- EV charging infrastructure or installation costs
- Photovoltaic cells

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TRANSIT ORIENTED DEVELOPMENT (TOD)

Eligible Costs Table continued

Eligible Costs

Project Site

- Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to:
  - lighting
  - landscaping
  - seating and furnishings
  - sidewalks and paths
  - Wayfinding elements
  - public restrooms (does not include SAC charges)
- 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
- Outdoor resident amenity spaces for affordable housing projects
- General landscaping elements for affordable housing projects and commercial or industrial projects advancing economic opportunity
- General construction costs for affordable housing and economic opportunity projects

Ineligible Costs

- 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 (this is an eligible cost in TBRA)
- Cleanup, removal, hauling or disposal of contaminated soil or debris

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TRANSIT ORIENTED DEVELOPMENT (TOD)

Eligible Costs Table continued

Eligible Costs

Improved Connections

- New streets or street extensions only for local public streets
- Public sidewalks, trails, or bike infrastructure that enhance the pedestrian environment and connect the project to nearby uses and amenities
- Site-integrated transit shelters (work with Metro Transit early if including a transit shelter)
- Outdoor public bike facilities or outdoor bike 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
- Enhanced broadband connections for affordable housing projects
- Universal design elements to improve accessible connections to and within the project site
- Landscaping to improve the pedestrian experience

Ineligible Costs

- County road improvements
- Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects
- Trail, sidewalk, or road connections that do not directly connect to or support the project site
- Surface parking and parking 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

Eligible Costs

Design & Community Engagement

- 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*)
- Design and engineering fees for grant requested activities (up to 10% of the total award)

   * Food amounts should be within Council limits and priorittze DBE or DBE qualifying vendors when possible

Ineligible Costs

- 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 meetings or other engagement activities required by law

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Eligible Costs Table continued

Eligible Costs

Acquisition for Affordable Housing and Jobs

- Site acquisition for affordable housing projects or projects focused on bringing economic opportunity to low-income areas. Eligible sites acquired after the date of award or for sites acquired within 12 months before the application is due are eligible
- Holding costs can be up to 5% of the awarded acquisition amount or $100,000, whichever is less (Eligible holding costs include prperty maintenance, insurance, and interest)

Ineligible Costs

- Sites purchased more than 12 months before the application due date
- Acquisition for market rate housing or jobs not in low-income areas
- Sites purchased from a project partner who will gain financially from the purchase
- Site assembly for lands to be used for transit infrastructure

Eligible Costs

Preservation and/or Rehab for Affordable Housing or Economic Opportunity

- 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

Affordable and market rate units should be identical and evenly distributed throughout the building(s)

Ineligible Costs

- Legal fees associated with preservation
- Upgrades to market rate units
- Relocation costs

TRANSIT ORIENTED DEVELOPMENT (TOD)

Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, 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: PROPOSED PROJECT OUTCOMES		
	Criteria	Points
Housing	Build or preserve affordable housing; priority for projects that serve residents who have barriers finding safe, affordable housing, have the deepest affordability, and include supportive services or other needed services	8
	Build new affordable housing that helps the City meet their share of the region's need for affordable housing at needed affordability levels needed most; **OR** Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or with more housing cost burdened households	
	Further equity outcomes in housing access*	3*
Economic	Create or preserve permanent jobs; **OR** Create workforce development and/or training opportunities; priority for projects with full-time living wage jobs	8
	Create economic opportunity in health care, technology or environmental sustainability fields; and/or advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transportation systems	
	Further equity outcomes in access to economic opportunity *	3*
Compact, Connected Development	Increase the number of people contributing to station area activity through greater building density and/or land use intensity on the site; **OR** Preserve or rehabilitate an existing building key to the level of station area activity	20
	Provide uses that will diversify the activities and amenities in the station area, better meet residents' needs, and/or provide greater access to services and amenities; priority for projects implementing TOD design principles that support complementary uses, active transportation, and human-centered experiences	
	Generate greater transit ridership, a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle	
	Further the transit-oriented nature of the area surrounding the transit station and/or district of TOD; priority for projects that advance a broader adopted plan or vision for the transit station or corridor, and/or positions the station area for additional TOD in a way that leverages public infrastructure and avoids displacement of existing residents or businesses	
	Further equity outcomes in access to multi-modal transportation, services, amenities, and green or open space*	3*

TRANSIT ORIENTED DEVELOPMENT (TOD)

Scoring Table Continued

WHAT: PROPOSED PROJECT OUTCOMES		
	Criteria	Points
Environment and Livability	Minimize greenhouse gas emissions	8
	Conserve natural resources, include or address resilience needs, and/or advance climate adaptation and mitigation strategies	
	Further equity outcomes in environmental sustainability impact and resilience*	3*
Subtotal Project Outcomes		56
HOW: PROPOSED PROJECT PROCESS		
	Criteria	Points
Process	The project reflects the culture and needs of the community it is intending to serve*	8*
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*
Subtotal Process		11
Total		67
Applications must score at least 40 of the total 67 total points available and 12 of the 23 available equity points to be eligible for funding		