

Funding

Available Funding: \$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 15, 2022

Step One Decision: October 2022

Funding Decision: December 2022

Development 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	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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. • Cleanup, removal, hauling or disposal of contaminated soil or debris.

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Project Site	
<ul style="list-style-type: none"> • Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to: <ul style="list-style-type: none"> • 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 • Construction costs for affordable housing projects 	<ul style="list-style-type: none"> • 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. • Cleanup, removal, hauling or disposal of contaminated soil or debris.

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Improved Connections	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • County road improvements • Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects • Perimeter sidewalks or boulevards that do not improve the bike or pedestrian experience • 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 • Trail, sidewalk, or road connections that do not directly connect to or support the project site.
Design & Community Engagement	
<ul style="list-style-type: none"> • Design workshops and community engagement activities that center those least represented and most impacted 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) <p data-bbox="105 1711 747 1776"><i>* Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>	<ul style="list-style-type: none"> • 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

Development Eligible Costs Table Continued

Eligible Costs	Ineligible Costs
Site Acquisition for Affordable Housing and Jobs	
<ul style="list-style-type: none"> • Site acquisition for affordable housing projects or projects focused on bringing jobs 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. <ul style="list-style-type: none"> • Eligible holding costs include property maintenance, insurance, and interest. 	<ul style="list-style-type: none"> • 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.
Affordable Housing Preservation and/or Rehab	
<ul style="list-style-type: none"> • 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. <p><i>Affordable and market rate units should be identical and evenly distributed throughout the building(s)</i></p>	<ul style="list-style-type: none"> • Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

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: Proposed Project Outcomes				
Step One			Step Two	
Step One - Scored by staff			Step Two - Scored by LCAC	
Criteria		Points	Criteria	Points
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, priority for projects with the deepest affordability, and for those including supportive services or other needed services	8	Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7
	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			
	Further equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	8	Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7
	Create or preserve jobs that support economic stability of the community in the project area			
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems		The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	
	Further equity outcomes in access to economic opportunity *	2*		

Development Scoring Table Continued

What: Proposed Project Outcomes				
Step One		Step Two		
Criteria		Points	Criteria	Points
Compact, Connected Development	Increase the level of station area activity through greater density or intensity of land use on the site or in the station area if new construction; OR Preserve or intensify land use and density on the site or in the station area in a way that uses an existing building more efficiently	15	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation in and around the project site, including accessibility and universal design features, especially those that contribute to larger existing or planned networks	10
	Increase diversity of uses and activities and/or access to services and amenities in the transit corridor and station area, with a focus on complementary uses 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		Catalyze or position the station area for additional transit-oriented development in a way that leverages public infrastructure and doesn't contribute to displacement of existing residents or businesses	
	Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems			
	Further the transit-oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor; priority for projects that implement part of a broader adopted plan or vision for the transit station or corridor			
	Further equity outcomes in access to services and amenities and choice of transportation and transit options*	2*		

Development Scoring Table Continued

What: Proposed Project Outcomes					
Step One		Step Two			
Criteria		Points	Criteria	Points	
Environment and Livability	Maximize access to local and regional parks and trails and green space through outreach, site design, or programming	8	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms	7	
	Minimize greenhouse gas emissions		The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes		
	Conserve natural resources, including reuse/preservation of an existing building		Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms		
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*			
Subtotal Outcomes		47	Subtotal Outcomes		31

How: Proposed Project Process				
Step One			Step Two	
Criteria		Points	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*	5*	Provide meaningful engagement, including with stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by inequities	7
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*	The project and the team use a strategic and integrated approach to addressing equity issues	
Subtotal Process		8	Subtotal Process	7
Who: Proposed Project Team				
Project Team	The project uses partnerships between government, private for-profit, and nonprofit sectors	8	The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5
	Local efforts to contribute to the project financially, considering the context of community capacity			
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*	Equity	
			The intended outcomes of the project will result in more equitable outcomes	2
Subtotal Team		10	Subtotal Team	7
Step One Total		65	Step Two Total	45
Applications must score at least 42 of the total 65 Step One points to move to Step Two with 12 of the 18 equity points (*) awarded.				
Applications must score at least 75 of the total 110 available points to be eligible for funding				

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