

We use the term BIPOC in the tables below. In this document, BIPOC refers to those identifying as Black, Indigenous, or People of Color. The explanations below are for the Step One review and do not include additional information for the Step Two review.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	<ul style="list-style-type: none"> Will the project shift the mix of housing affordability in the area to more closely match the affordability mix in the city? Will the project bring different housing types to the area, such as number of bedrooms or rental/ownership opportunities? Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? 	<ul style="list-style-type: none"> Bring the project area closer to the city's housing affordability mix. Create a type of housing that is not well represented in the area. Examples include family units with more bedrooms, universally designed units, studio or micro-units, or units that serve a specific population (i.e. units for folks leaving incarceration, units for folks escaping domestic violence, units for people with developmental disabilities). Introduce deeply-affordable units (30% AMI or below).
	Increase regional housing choice by creating 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"> Will the project create or preserve affordable housing? Will the project shift the mix of housing affordability in the city to more closely match the mix in the region? Does the project preserve affordable housing in an area with more cost-burdened households? 	<ul style="list-style-type: none"> Bring the city closer to the region's housing affordability mix. Help meet the city's need for future affordable housing at needed levels of affordability. Preserve affordable housing in an area with more cost-burdened households than in the city or region. Preserve affordable housing where incomes are lower than the regional average and/or there are more households living in poverty.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in housing access*	2*	<ul style="list-style-type: none"> How is the project helping to reduce racial disparities in housing? 	<ul style="list-style-type: none"> Set at least 20% of the units' rent at the small area market fair value and accept Housing Choice Vouchers. Go beyond the Fair Housing Marking plan as defined by HUD. Be in a city with policies that protect tenants (i.e. right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies). Have a property manager, if known, with equitable screening practices and eviction records.
Jobs	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	8	<ul style="list-style-type: none"> Will the future development project create or preserve living wage jobs (jobs that earn \$49,025/year or more)? Will the jobs be accessible and available to underrepresented or underemployed people? Will the jobs add economic diversity and growth to the area? 	<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. Jobs that come from small businesses and/or commercial space that will be targeted toward local small businesses. Commercial space that provides support for incubation and/or entrepreneurship. Jobs provided by worker-owned cooperative businesses. Jobs/employers that support upward mobility (ie. trainings, mentorship programs, promotional tracks, career pathways). Jobs are targeted toward special populations (under/unemployed, folks leaving incarceration, folks with development disabilities).
	Create jobs in priority high-growth and high opportunity sectors of the region's economy including technology or environment, advance local job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems		<ul style="list-style-type: none"> Is the project creating new jobs in technology or environment sectors? Is the project advancing a local job/workforce development priority? Will the project be creating or preserving industrial jobs near transit? 	<ul style="list-style-type: none"> Jobs in the technology or environment sector. Local policies that support the project's job types or connection to workforce needs. New or preserved industrial jobs near transit.

What: Proposed Project Outcomes				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to jobs*	2*	<ul style="list-style-type: none"> How is the project helping to reduce racial disparities in employment? 	<ul style="list-style-type: none"> Be in a city with DBE policies that apply to this project. Create jobs for an employer (if known) that is making efforts to hire and retain historically underrepresented communities. Create jobs located in an area of concentrated poverty or an area with more unemployment than the city or region. Create jobs located near high frequency transit, especially if they support a "reverse commute."

What: Proposed Project Outcomes

Compact, Connected Development	Intensify land uses and density in proximity to the transit station in a way that contributes to greater levels of station area activity	12	<ul style="list-style-type: none"> • Is the project increasing the housing units per acre or job intensity in the project area? • Is the project maximizing the potential density of the site? • Do any project features (land uses, site design) increase the likelihood of more activity around the station area? 	<ul style="list-style-type: none"> • More units per acre or higher job intensity than currently exists in the project area/on the project site. • Project densities and FARs that maximize the local regulatory requirements. • Land uses, site design, infrastructure improvements, or programming that will increase activity in the project and transit station area. • Pedestrian amenities like lighting or landscaping that improve pedestrian experiences.
	Increase diversity and complementary mix of land uses in the transit corridor and station area in a way that generates greater transit ridership, a higher diversity of trip purposes viable via transit, and reduces the need to use and own a personal vehicle		<ul style="list-style-type: none"> • Will the project fit in the context of the project area's land uses, amenities, activities and environment? • Do any project features (land uses, program, site design) increase the likelihood of greater pedestrian activity and additional transit ridership? • Do any project features (types of jobs, types of commercial activity) increase the likelihood of transit ridership during different parts of the day/evening? • Does the project's use, parking, or other specific features make it easier to get to and from the area without a personal vehicle? • Will the project enhance or improve pedestrian/bicycle connections between complementary uses (for example, connecting housing and recreation)? 	<ul style="list-style-type: none"> • Greater mix of uses on and/or adjacent to the project site. • New or improved pedestrian/bicycle infrastructure and amenities in the station area. • New or improved transit amenities in the station area, especially if there are more households than average nearby who rely on transit for commuting compared to the city or the region. • Reduction of vehicle parking to the greatest extent feasible. • Creation of or increased access to shared vehicle/micro-mobility resources. • Increase in potential transit ridership, trip types, and the times that transit is used. • Project elements that directly intend to increase the likelihood that project users will use transit. • Improved non-vehicular access to and awareness of essential services, local amenities, other residential and non-residential uses in the station area, as well as nearby park and trail amenities.

What: Proposed Project Outcomes

Compact, Connected Development	Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems	12	<ul style="list-style-type: none"> Will the project enhance or improve transit/transportation connections between complementary uses (for example, connecting housing and affordable childcare, or affordable housing to accessible job opportunities)? 	<ul style="list-style-type: none"> The project takes advantage of existing transit and transportation options to connect to amenities and resources beyond the station area and across the region.
	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 given to projects that advance a broader local TOD vision for the shared transit corridor		<ul style="list-style-type: none"> Are there existing or proposed uses in the station area that the project is strengthening or supporting? Are there existing station area plans, TOD policies, or small area plans that the project will support/further? Are there existing transit corridor plans or policies that the project will support/further? 	<ul style="list-style-type: none"> Existing vision/plan for station area and transit corridor. Degree to which project furthers/supports that vision/plan. Degree to which project furthers/supports current or future uses in the station area.
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to and choice of transportation and transit options*	2*	<ul style="list-style-type: none"> Will the project support reverse commute trips? Will the project support different kind of trips at different times of day? Will the project expand the travel shed and/or reduce travel times within the travel shed? Will the project connect areas of concentrated poverty or high unemployment with jobs? 	<ul style="list-style-type: none"> Project supports reverse commute trips. Project supports different kind of trips at different times of day. Project connects areas of concentrated poverty or high unemployment with accessible jobs.

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming	10	<ul style="list-style-type: none"> Does the project consider and take advantage of the nearest parks and trails? 	<ul style="list-style-type: none"> Project is located or site is designed to improve access to local/regional parks/trails. Project provides signage, visibility, programming, and/or outreach/communication that includes closest park and trail users/operators.
	Minimize greenhouse gas emissions		<ul style="list-style-type: none"> Does the project understand and mitigate its impact on greenhouse gas emissions? 	<ul style="list-style-type: none"> Reduce the need to rely on a car (i.e. provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure) Maximize energy efficiency (i.e. implement SB2030, LEED, 2020 MN Overlay & Guide to the 2015 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles). Integrate renewable energy, reduce material waste and increase material reuse during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions.
	Conserve natural resources and follow sustainable site design practices		<ul style="list-style-type: none"> Does the project maximize opportunities to conserve and protect natural resources such as water, vegetation, and wildlife? Does the project minimize/disconnect impervious surfaces? Does surface parking use pervious materials? Are greenspace areas naturalized to the native environment? Will greenspace maintenance minimize/eliminate the use of fertilizers/chemicals? 	<ul style="list-style-type: none"> Project sustainability features that respond to the context of the project location. Project considers and mitigates impacts on air, water, soil, vegetation and wildlife. Site is designed to minimize impact on natural resources.

How: Proposed Project Process

Process	Address or identify a specific residential and/or workforce community need that was identified in consideration of those least represented and most impacted by current and historic racial inequities*	10*	<ul style="list-style-type: none"> Where did the need for the project come from (i.e. private market, local policy, community, BIPOC community)? Who will benefit from the project, now and in the future? 	<ul style="list-style-type: none"> Project needs were identified to reduce racial disparities or by those most impacted by racial disparities. Short and long term project benefits help to reduce racial disparities in the project area, city, or region.
	Address the need for affirmative efforts to increase racial diversity and inclusion in the community, if current community residential and/or workforce demographics do not reflect a variety of races and ethnic backgrounds relative to the region*		<ul style="list-style-type: none"> How will public engagement plans include those historically left out of community engagement (i.e. those identifying as BIPOC, first generation immigrants, non-English speaking residents, persons with disabilities) and give those participants power in the process? How is the plan responding to community demographics in the area? 	<ul style="list-style-type: none"> Engagement strategies are targeted to residents and employees in the area given demographics of the project area. A description of how engagement will include agency and power for those most impacted by racial inequities. Plans to pay underrepresented communities for their time and expertise.

Who: Proposed Project Team				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Capacity	The project team is able to use the grant, if awarded, within the 36-month grant term	10	<ul style="list-style-type: none"> Does the timeline provided seem reasonable? Are all sources committed, and if not, how long could it take to secure them? What is the status of regulatory approvals? 	<ul style="list-style-type: none"> Projects with feasible timelines and committed budgets will score highest. Projects with good understanding of regulatory approvals needed and evidence of local support for those approvals will score best.
	The applicant and development partner(s) plan to work together to complete grant activities		<ul style="list-style-type: none"> Will the applicant use a sub-recipient agreement? Is there a specific plan for partners to work together to ensure successful use of the grant? Do the requested grant activities reflect a good understand of eligible uses of funds? 	<ul style="list-style-type: none"> Use of a sub-recipient agreement. Specific plan for partners to work together to execute grant. Plan reflects understanding of the different roles of applicant and developer to execute the grant.
	Local efforts to contribute to the project financially, considering the context of community capacity		<ul style="list-style-type: none"> Is the applicant - or project city if the applicant is a County or other development authority - investing in the project financially given its capacity and financial circumstances? 	<ul style="list-style-type: none"> Local financial contributions to the project. Strong local support for project.