

## Pre-Development Funding

**Available Funding:** \$500,000 each round  
**Award Limit:** \$150,000 per city per round  
**Application Limit:** Three per applicant per round  
**Local Match:** 25%  
**Grant Term:** Two years (up to one year extension possible)

## Pre-Development Key Dates

**Round One Due:** April 21  
**Round One Decision:** June  
**Round Two Due:** July 21  
**Round Two Decision:** September

## Pre-Development Eligible Costs Table

Eligible Costs
<p><b>What: Proposed Project Outcomes</b></p> <p><b>Environmental Sustainability</b></p> <ul style="list-style-type: none"> <li>• Soil testing to determine feasible land uses that increase diversity or intensity on the project site (not environmental testing)</li> <li>• 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</li> <li>• Passive building design concept planning to conserve natural resources and reduce Greenhouse Gas emissions</li> <li>• Development of Travel Demand Management Plan or other strategies to reduce emissions in and around the project site</li> <li>• Landscaping plans that will conserve natural resources, increase greenspace, and prioritize native plants and pollinators</li> </ul> <p><b>Site Planning</b></p> <ul style="list-style-type: none"> <li>• Development of site plans that increase density, intensity, and/or diversity of uses in the project area</li> <li>• Development of public realm plans and/or outdoor recreation plans for affordable housing projects to improve access to outdoor recreations and community gathering space</li> <li>• 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.</li> <li>• Phasing or staging plans for an identified parcel or multiple contiguous parcels</li> <li>• Site selection between a small number of potential sites to maximize connections in and around the project site</li> <li>• Additional design work to include Universal Design features beyond local requirements to increase accessibility in and around the project site</li> </ul>

## Pre-Development Eligible Costs Table

Eligible Costs
<p><b>What: Proposed Project Outcomes</b></p> <p><b>Affordable Housing</b></p> <ul style="list-style-type: none"> <li>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)</li> </ul> <p><b>Financial Models</b></p> <ul style="list-style-type: none"> <li>Feasibility 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</li> </ul> <p><b>How and Who: Proposed Project Process and Project Partners to Support Equitable Development Strategies</b></p> <ul style="list-style-type: none"> <li>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*)</li> <li>Community Benefits Agreement</li> <li>Understanding history of discrimination and land ownership in and around the project site and using that information to inform the future project</li> <li>Health Impact Assessment, displacement risk assessment and/or mitigation plan, equity analysis or impact analysis</li> </ul> <p><i>* Food costs should be within Council limits and be purchased from DBE or DBE qualifying vendors</i></p>
Ineligible Costs
<ul style="list-style-type: none"> <li>Corridor, small area or station area plans</li> <li>Area analysis of alternatives for market mix or financial feasibility</li> <li>Strategies for land banking and acquisition</li> <li>Building design/architectural work</li> <li>Generic traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, permits, etc...</li> <li>Administrative overhead</li> <li>Soft costs which are not directly related to an awarded grant activity</li> <li>Work done before the grant was awarded</li> </ul>

## Pre-Development Scoring Table

What: Proposed Project Outcomes		
The proposed project would meet one or more of the following LCA and/or Thrive goals:		
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	8
	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	
	Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections	
What: Proposed Pre-development Activity Outcomes		
The pre-development activities will further the project’s ability to meet LCA and/or Thrive goals:		
Pre-Development Activities	Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.	15
	Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.	
	Create compact, efficient development, through activities such as density studies, market studies, design charrettes, etc.	
	Achieve connectedness within the project area through activities such as site design, micro-mobility studies, and accessibility and universal design development as well as across the region through activities such as parking/traffic studies, etc.	
	Use sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as stormwater designing and planning, renewable energy source feasibility, etc.	
	Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact Assessments, build capacity of development team to include equitable development strategies, etc.	
How: Proposed 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	
	Project team will create deliverable summarizing the outcomes of the predevelopment activities with respect to LCA/Thrive goals	

## Pre-Development Scoring Table Continued

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 team is able to use the grant, if awarded, within the 24-month grant term	
Total		45
Applications must score at least 30 of the 45 points available		

### Program Manager

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