

Pre-Development & Zoning 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 & Zoning Key Dates

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

Pre-Development Eligible Activity Table

Eligible Uses
<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 concept 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 <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

Eligible Uses

What: Proposed Project Outcomes

Affordable Housing

- 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)

Financial Models

- 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

How and Who: Proposed Project Process and Project Partners to Support Equitable Development Strategies

- 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 Agreement
- Understanding history of discrimination and land ownership in and around the project site and using that information to inform the future project
- Health Impact Assessment, displacement risk assessment and/or mitigation plan, equity analysis or impact analysis

* Food amounts should be within Council limits and be purchased from DBE or DBE qualifying vendors

TOD Zoning Applications Only

- Creation of TOD implementation zoning ordinances (this is the only activity available for zoning applications)

Ineligible Uses

- Corridor, small area or station area plans
- Area analysis of alternatives for market mix or financial feasibility
- Strategies for land banking and acquisition
- Building design/architectural work
- Generic traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, permits, etc...
- Administrative overhead
- Soft costs which are not directly related to an awarded grant activity
- Work done before the grant was awarded

Pre-Development Scoring Table

What: Proposed Project Outcomes		
The proposed TOD project would meet one or more of the following LCA and/or Thrive goals:		
LCA and Thrive Goals	Increase local housing choice by diversifying housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	8
	Creating or preserving permanent employment opportunities with emphasis on accessible, living wage jobs.	
	Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area, including accessibility and universal design features	
	Expand multimodal transportation choice and 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.	
	Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities.	
What: Proposed Pre-development Activity Outcomes		
The pre-development activities will further the TOD 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 dense, diverse, compact, efficient, human-scaled development through activities such as density studies, market studies, design charrettes, site design exploration, etc.	
	Achieve connectedness within the station area through activities such as accessibility studies and universal design, public realm planning, public life studies, and micro-mobility studies, as well as across the region through activities such as parking/traffic studies and transit studies, etc.	
	Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking 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	
Who: Proposed Project Team		
Who Is Involved	The strength of the partnership between the applicant (City) and development partner(s), including the level of support and engagement the City has with the project	10
	The project team, including partners, is designed to be reflective and 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

Stephen Klimek
stephen.klimek@metc.state.mn.us

Zoning Scoring Table

What: Proposed Project Outcomes		
The proposed TOD zoning policy would meet one or more of the following LCA and/or Thrive goals:		
LCA and Thrive Goals	Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area	8
	Expand multimodal transportation choice and 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	
	Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities	
What: Proposed Pre-development Activity Outcomes		
The zoning policy development activities will further LCA and/or Thrive goals:		
Pre-Development Activities	Create dense, diverse, compact, efficient, human-scaled development through activities such as land use, density and build form studies, design standards, enhanced public space, pedestrian zones, parking management, and reduced parking requirements	15
	Achieve connectedness within the station area and across the region through zoning that considers public realm planning, public life studies, micro-mobility studies, parking/traffic studies, etc.	
	Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking studies, etc.	
	The use of sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as reduced parking/vehicle use, 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 zoning considerations 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 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 policy	
	Activities will result in a report, analysis, or other deliverable summarizing the outcomes of the zoning policy as it relates to LCA/Thrive goals	
Who: Proposed Project Team		
Capacity	The project team is able to use the grant, if awarded, within the 24-month grant term	5
Total		40
Applications must score at least 25 of the 40 points available		

Program Manager

Stephen Klimek
stephen.klimek@metc.state.mn.us