

PRE-DEVELOPMENT

Pre-development grants are for teams who are defining or redefining a project that will support Livable Communities Act (LCA) and Imagine 2050 goals. Eligible costs are for early-stage activities like design workshops, financial studies, project impact analyses, community engagement, and more.

Funding

Available Funding: \$2,000,000 per year

Award Limit: \$300,000 per city per round

Application Limit: No more than six per city per round

Local Match: None

Grant Term: Two years (up to one year extension possible)

Distribution: 50% of the award may be disbursed upfront when an agreement is signed between city and project team*

**Not applicable to all grants. Contact city staff to learn more.*

Key Dates

Round 1 Application Due: April 21, 2025 at 3PM

Round 1 Decision: June 2025

Round 2 Application Due: July 21, 2025 at 3PM

Round 2 Decision: September 2025

Pre-Development Eligible Costs

Environmental Sustainability

- Soil testing to determine feasible land uses (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 and energy efficient improvement planning
- 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
- Sustainability assessments, design and engineering (for example project/district stormwater management and district heating/cooling)

Site Planning

- Development of site plans, public realm plans, and/or outdoor recreation plans
- Public art design process to create an intentionally designed piece of public art. 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 2 -3 potential sites
- Additional design work to include Universal Design or other accessibility features beyond local requirements
- Culturally specific site design and planning to best reflect priorities of the community/ies being served by the project
- Alternative Urban Areawide Review (AUAR)
- Architectural design services (schematic design, design development and construction documents)
- Environmental assessment

Program Coordinator

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Pre-Development Eligible Costs Continued

Acquisition and Preservation/Rehab

- Physical or capital needs assessment or energy audits for rehab of affordable housing buildings and/or units (only eligible for units affordable to people living on 60% of the [area median income \(AMI\)](#) with income restrictions in place for a minimum of 15 years) or economic opportunity projects that meet outlined scoring criteria
- Appraisal for site acquisition
- Strategies for site acquisition

Financial Models

- Financial modeling to determine finance structure for project development and long-term management of affordable housing and jobs projects located in areas where residents live on low incomes
- 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

Engagement and Capacity building

- 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)
- Community Benefits Agreement, Health Impact Assessment, displacement risk assessment and/or mitigation plan, Displacement prevention planning, equity analysis impact analysis, wealth building planning
- Developer mentoring for new and/or small developers (have completed three or fewer development projects)
- Project management for new and/or small developers (have completed three or fewer development projects OR have a development team of five people or fewer)

Pre-Development Ineligible Costs

- Corridor, small area or station area plans
- Strategies for land banking
- Permits, legal fees not directly related to producing an eligible activity, or fees for processing construction documents and project applications
- Administrative overhead and soft costs which are not directly related to an awarded grant activity
- Work done before the grant was awarded

Pre-Development 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: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Imagine 2050 goals:

| | Scoring Criteria | Points | Evaluation Considerations | Examples to Achieve Points |
|----------------------------|--|--------|---|--|
| LCA and Imagine 2050 Goals | Add new housing types and create or preserve affordable housing. Priority for projects with deep affordability and/or serving populations who have barriers to finding housing | 16 | <ul style="list-style-type: none"> Will the future development project create or preserve affordable housing? Will the project provide a mix of housing that best meets the city's need? 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 face barriers finding safe, affordable housing? | <ul style="list-style-type: none"> Create or preserve housing at the affordability level that is most needed in the city (need is in Project Data Profile) Create a type of housing that is for populations with the least housing choices. Examples include units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities) Preserve affordable housing in an area with more residents paying 30% or more of their income on housing than on average in the city or region Creating or preserving affordable housing in an area with recent loss of affordable housing or where affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide Include supportive services for residents within the development Include units with deep affordability (affordable to people living on incomes at or below 30% AMI) Accept Housing Choice Vouchers and have a Fair Housing Marketing Plan in place 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) |
| | Create or preserve long-term living wage jobs or support economic opportunity for communities of historic wealth extraction | | <ul style="list-style-type: none"> Will the future development project create or preserve living wage jobs (jobs that earn at least \$59,500/year)? Will the jobs/training opportunities be accessible and available to underrepresented or underemployed people? | <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 local small businesses Commercial/industrial space that provides support for incubation and/or entrepreneurship Jobs provided by worker owned cooperative businesses. Jobs/employers that support upward mobility (e.g., training, mentorship programs, apprenticeships, promotional tracks, career pathways) and future jobs that are likely to pay a living wage Jobs/training opportunities are targeted toward specific populations (under/un-employed, people leaving incarceration, people with developmental disabilities) Project creates wealth building opportunities through ownership for residents of color, new immigrants, or other communities who have experienced historic wealth extraction |

What: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Imagine 2050 goals:

| LCA and Imagine 2050 Goals Continued | Scoring Criteria | Points | Evaluation Considerations | Examples to Achieve Points |
|--------------------------------------|---|-----------|---|--|
| | continued | | | <ul style="list-style-type: none"> • Be in a city with Disadvantaged Business Enterprise (DBE) policies that apply to this project • Employer (if known) prioritizes hiring and retaining residents from communities who have experienced historic wealth extraction • Create jobs located in areas with more under/unemployment than the city or regional average |
| | Increase or preserve (for preservation/rehab projects) density on the site and make it easier for people with mobility barriers to easily access housing, jobs, services, and amenities | continued | <ul style="list-style-type: none"> • Will the proposed project increase or preserve density and activity on the project site? • How will the proposed project add new or complement existing amenities and activities in the surrounding area? • Will the proposed project make it easier to get to amenities and services in the project area? • If the project is rehab or preservation, is the project preserving existing connections and complementary uses? | <ul style="list-style-type: none"> • Take advantage of existing transportation options in the project area (improved transit amenities, creation of shared mobility resources, new/ improved infrastructure for walking, biking, or rolling), especially if there are more households than average nearby who rely on transit for commuting compared to the city or region • Increase complementary amenities in the area specific to the communities served by the project (e.g., housing with more bedrooms and affordable day care options, housing units and grocery stores or pharmacies) • Increase potential transit ridership on local and high-frequency routes and enable different kinds of trips at different times (e.g., make it easier for people to walk, bike, or roll to transit stations; add amenities near transit; create jobs near high frequency transit; connect areas with more residents living on low incomes or high unemployment with living wage jobs) • Improve access/awareness of nearby park and trail amenities • Connect to nearby trail networks to improve access for walking, biking, or rolling to and through the site • Provide physical improvements and/ or programming for more residents of color to feel safe, welcomed, catered to, and comfortable utilizing nearby local and regional parks (e.g., trail connections, wayfinding, culturally relevant events, etc.) |
| | Minimize climate change and/or environmental impact for residents in areas most negatively impacted by environmental injustice | | <ul style="list-style-type: none"> • Does the project track and mitigate its impact on greenhouse gas emissions? • Does the project address the needs of communities most impacted by climate change, pollution, and environmental hazards? • Will the project reuse an existing building or building materials? | <ul style="list-style-type: none"> • Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure, access to transit). • Maximize energy efficiency (e.g., implement SB2030, LEED certification, Living Building, Passive House, 2020 MN Overlay & Guide to the 2015 2020 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, includes mitigating negative environmental impacts in areas where residents have been disproportionately affected by past environmental harms (e.g., soil or water contamination, air pollution, heat island, for example Minneapolis Green Zones) • Conserve and enhance natural resources (preservation or creation of natural areas, tree canopy and native plantings, water conservation and stormwater management systems, green open space, reduced impervious surfaces including parking lots and streets) |

Pre-Development Scoring Table Continued

How: Pre-Development Project Process

| | Scoring Criteria | Points | Evaluation Considerations | Examples to Achieve Points |
|---------|---|--------|---|--|
| Process | Show an understanding of who will benefit most from the project and in what ways, and use this understanding to shape equitable development strategies and outcomes | 14 | <ul style="list-style-type: none"> Where did the need for the project come from (e.g., private market, local policy, community, communities of color)? Who will benefit from the project, now and in the future? | <ul style="list-style-type: none"> Project needs were identified to reduce inequities or were identified by those most impacted by inequities The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities. This includes those who interact with the project in the future as well as those involved in development of the project Describe thinking around project benefits and how those benefits will help to advance equitable development goals |
| | The project reflects the culture and needs of the community it is intending to serve | | <ul style="list-style-type: none"> How will public engagement plans prioritize those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities) and give those participants power in the process? How will the engagement involve those who will be living, working, or playing at the future project in making project decisions? Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region? Are those on the project team able to represent and/or include the perspective of those who will live, work, or play at the future project? Do the grant activities seek to build the team in such a way? | <ul style="list-style-type: none"> A description of how engagement will include agency and power for those most impacted by inequities. Plans to pay underrepresented communities for their time and expertise The project team has researched and considered outcomes of previous engagement activities in the project area and is using that to inform current and/or future engagement Engagement strategies are developed after taking historical development context into consideration and understanding the relationship between residents and new development/re- development as well as government institutions Engagement plans prioritize the needs and desires of those who will live, work, or play at the site by including their perspective in project decisions The engagement process includes an advisory committee or other process for having members of the community the project is serving to be involved in decision making A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities A request for grant activities that seek to further develop project teams to include members that provide meaningful perspective and expertise given the population intended to be served |

Pre-Development Scoring Table Continued

How: Pre-Development Project Process

| | Scoring Criteria | Points | Evaluation Considerations | Examples to Achieve Points |
|---|--|-----------|--|---|
| Process Continued | 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 | continued | <ul style="list-style-type: none"> Is there a specific plan for partners to work together to complete grant activities? Has the city identified and shown initial support for any future approvals needed? Does the project align with local small area or redevelopment plans? | <ul style="list-style-type: none"> The local government applicant will use a sub-recipient agreement with the development partner. Project roles are defined and described (i.e., who will be doing what?). The project aligns with local plans and anticipated approvals are identified and considers likelihood of future local support for the project. |
| Total | | 30 | | |
| Applications must score at least 17 of the 30 points available to be eligible | | | | |