TRANSIT ORIENTED DEVELOPMENT (TOD)

TOD

The Transit-Oriented Development program (TOD) provides funding for moderate- to high-density projects located within easy walking distance of a major transit stop, which typically include a mix of uses.

Funding

Available Funding: $5.7 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 see if your project is eligible

Key Dates

Application Due: August 11, 2025 at 3PM

Funding Decision: Fall 2025

Eligibility Requirements

- All affordable housing must be affordable for a minimum of 15 years.
- Rental housing must be affordable to households living on 60% of the Area Median Income (AMI) or less.
- Homeownership opportunties must be affordable to households living on 80% of AMI or less.

Eligible and Ineligble Costs

- Design and engineering fees for eligible activities can be up to 10% of the total award amount.
- Site acquisition is only eligible for affordable housing units or for jobs projects that improve access for low-income residents.
- Support for activties in mixed-income projects will be prorated to percentage of affordable units in project
- Holding costs can be up to 5% of the requested site acquisition cost or $100,000, whichever is less

Eligible Costs	Ineligible Costs

Environmental Sustainability

- 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
- Photovoltaic cells

Program Coordinator
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Eligible Costs

Ineligible Costs

Project Site

- Public space that encourages social interactions through design or programming. Elements to create welcoming spaces can include, but are not limited to:
  - lighting
  - landscaping
  - seating and furnishings
  - sidewalks and paths
  - wayfinding elements
  - public restrooms (does not include Sewer Availability Charges (SAC))
- Public art design process to create an intentionally designed piece of public art that 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 or economic opportunity projects
- General construction costs for affordable housing and economic opportunity projects

- 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 (this is an eligible cost in the Tax Based Revitalization Account (TBRA) program)
- Cleanup, removal, hauling or disposal of contaminated soil or debris (this is an eligible cost in the TBRA program)

Eligible and Ineligible Costs Table continued

Eligible Costs	Ineligible Costs
Improved Connections	
• New streets or street extensions only for local public streets	• County road improvements
• Public sidewalks, trails, or bike infrastructure that enhance the pedestrian environment and connect the project to nearby uses and amenities	• Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects
• Site-integrated transit shelters (work with Metro Transit early if including a transit shelter)	• Trail, sidewalk, or road connections that do not directly connect to or support the project site
• Outdoor public bike facilities or outdoor bike facilities for residents of affordable housing developments	• Surface parking and parking without a shared public component
• Extensions or modifications of local public utilities that directly serve the development project	• Expansion or extension of local public utilities not directly related to the development project
• Publicly available portion of shared-use parking	• Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities
• Enhanced broadband connections for affordable housing projects	• Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget
• Universal design elements to improve accessible connections to and within the project site	
• Landscaping to improve the pedestrian experience	

Eligible Costs	Ineligible Costs
Design & Community Engagement	
• 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*)	• Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible"
• Design and engineering fees for grant requested activities (up to 10% of the total award)	• Traditional public meetings or other engagement activities required by law
* Food amounts should be within Council limits and prioritize Disadvantaged Business Enterprises (DBE) or DBE qualifying vendors when possible	

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Eligible and Ineligible Costs Table continued

Eligible Costs	Ineligible Costs
Acquisition for Affordable Housing and Jobs	
• Site acquisition for affordable housing projects or projects focused on bringing economic opportunity to areas where residents live on low incomes. Acquisition costs are eligible for sites purchased up to 12 months before the application is due or after the award is made • Holding costs can be up to 5% of the awarded acquisition amount or $100,000, whichever is less • Eligible holding costs include prperty maintenance, insurance, and interest	• Sites purchased more than 12 months before the application due date • Acquisition for market rate housing or jobs not in areas where residents live on low incomes • Sites purchased from a project partner who will gain financially from the purchase • Site assembly for lands to be used for transit infrastructure

Eligible Costs	Ineligible Costs
Preservation and/or Rehab for Affordable Housing or Economic Opportunity	
• 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 *Affordable and market rate units should be identical and evenly distributed throughout the building(s)*	• Legal fees associated with preservation • Upgrades to market rate units • Relocation costs

TOD Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, the Livable Communities Act (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

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Build or preserve affordable housing; priority given for projects that serve residents who have barriers finding safe, affordable housing, have the deepest affordability, and include supportive services or other needed services	**8**	• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? • Will the project expand housing choices in the census tract relative to housing choices in the city overall? • Will the project include housing units affordable to households living on 30% of the Area Median Income (AMI) or less? • Will supportive services be provided for residents?	• Create a type of housing that is for populations with the least housing choices, including 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, veterans) • Create a type of housing that is less represented in the project area than the city, using either project profile data or a locally identified housing need. Considerations could include housing tenure (rental vs. ownership), affordability, or population served (people, living with disabilites, senior, etc.) • Add or preserve deeply affordable units (affordable to households living on 30% of the AMI or below) • Add or preserve affordable housing • Include supportive services for residents as part of the development project or through a partnership with an external provider
	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		• If new construction, how well do the affordability limits correspond to the City's allocation of affordable housing need? • If preservation, how well do the affordability limits correspond to the City's residents that are experiencing housing cost burden (paying more than 30% of a household's gross income toward housing)? • Is the project creating or preserving affordable housing in an area known to have lost or is expected to lose existing affordable housing within the next year?	• If new construction, help meet the city's need for future affordable housing at needed levels of affordability based on housing need listed on the Project Data Profile **OR** • If preservation, help preserve affordable housing at affordability levels that are needed most. Preservation is needed most in areas with more cost-burdened residents. Cost-burdened population is listed in the Project Data Profile • Create or preserve affordable housing in an area where existing affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing Continued	Further equity outcomes in housing access*	**3***	• Who is primarily being served through the housing portion of the project? • How is the project helping to reduce disparities in housing? • How is the project designed to meet specific needs of the future residents? • How is the project supporting community building or maintaining existing community relationships? • How has the design, programming, and services planning been responsive to the needs of future residents?	• 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 the US Department of Housing and Urban Development (HUD) • Be in a city with policies that protect tenants (e.g., 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/non-renewal records • Affordable and market rate units are indistinguishable in mixed-income buildings • Include income averaging or preserve affordable housing units in an area where displacement is likely so residents can stay in their chosen communities • Provide programming so residents can build relationships with one another • Include community gathering space for residents

What: Proposed Project Outcomes

<table>
<tr><th></th><th>Scoring Criteria</th><th>Points</th><th>Evaluation Considerations</th><th>Examples to Achieve Points</th></tr>
<tr>
<td rowspan="3">Economic Opportunity</td>
<td>Create or preserve permanent jobs OR create workforce development/ training opportunities; (priority for projects with full-time, living wage jobs)</td>
<td rowspan="2">8</td>
<td>
• Will the project create or preserve living wage jobs (jobs that earn $59,500/year or more)?
• Will the project create training or workforce development opportunities that will prepare participants for full-time, long-term employment that will pay a living wage and offer benefits?
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• Living wage jobs (185% of federal poverty wage) paying $59,500 annually created/preserved relative to other applications, especially if existing project area jobs pay lower wages than average jobs in the city or in the region
• Provide workforce development or training opportunities that will support participants getting full-time, long-term jobs in the future
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<tr>
<td>Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including healthcare, technology or environment; and/or advance city job growth priorities; and/or create/preserve industrial jobs with access to regional transportation systems</td>
<td>
• Will the project create new jobs or training programs in regionally prioritized industry sectors such as healthcare, technology or the environment and sustainability?
• Will the project create jobs or training programs that meet a specific city economic development or workforce development policy?
• Will the project create or preserve industrial jobs near transit, highways, rail freight facilities, airports, or ports in a way that elverages the transporation system?
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<td>
• Provide living wage jobs or workforce development pathways in strategic growth sectors as described in the Regional Economic Framework, including healthcare (e.g., health providers, health insurance, digital health, medical devices), technology (e.g., research and development, advanced manufacturing, food science, biomedical engineering), or the environment and sustainability sectors (e.g., climate adaptation, energy and renewables)
• Provide living wage jobs or workforce development pathways in an industry sector prioritized by city policy (e.g., small businesses, tourism, ethnic businesses, professional and technical services)
• Provide industrial sector living wage jobs or workforce development pathways (e.g., material processing, manufacturing and fabrication, maker spaces, artisan products) located in proximity to regional transportation systems
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<tr>
<td>Further equity outcomes in access to economic opportunity*</td>
<td>3*</td>
<td>
• Will the jobs and/or training opportunities be accessible and available to underrepresented or underemployed people?
• Is the business model going to support wealth building for residents who experience the most economic hardships?
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<td>
• Provide living wage jobs and/or training opportunities in areas with more unemployment compared to the city or the region
• Jobs/employers that support upward mobility (e.g., trainings, mentorship programs, promotional tracks, career pathways)
• Jobs are targeted toward specific populations (e.g., under/unemployed, individuals leaving incarceration, individuals with development disabilities)
• Project creates wealth building opportunities (e.g., cooperative or community ownership structures, community benefit agreements) for communities who have experienced historic wealth extraction (e.g., businesses owned by new immigrants or residents who identify as Black, Indigenous, or People of Color)
• Commercial space that provides support for incubation and/or entrepreneurship
• Businesses are locally owned and/or ownership or leasing arrangement encourage growth of owner equity for small businesses, entrepreneurs, or micro-businesses
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* Indicates an equity scoring criteria

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Increase the number of people contrubuting to station area activity through greater building density and/or land use intensity on the site; **OR** Preserve or rehabilitate an existing building key to the level of station area activity	**20**	• Is the project increasing the housing units per acre or job density in the project area? • Is the project maximizing the potential density of the site? • Does the project provide higher density and mix of use closer to the transit station (less than 1/4 mile), or provide transitional density and uses farther from the transit station (more than 1/4 mile)? • How is the project using the building and/or site in a better way? • Will the project increase the number of residents, employees, customers, students, and/or visitors in the station area? • To what degree will the project help station areas meet or exceed 7,000 people, jobs, and students?	• Project densities and Floor Area Ratios (FAR) that maximize the local regulatory requirements and meet or exceed residential density requirements for communities along transitways as detailed in the Metropolitan Council's TOD Guide • The project's land use type(s), site design, and/or infrastructure is planned in a way that will increase activity in the station area for different users at different times of day • Provide more housing units per acre or higher job density than currently exists in the station area and/or on the project site • Bring a new use to an existing building or site that has been vacant or underutilized • Reabilitate an existing building(s) to preserve or increase the amount of activity it contributes to the station area
	Provide uses that will diversify the activities and amenities in the transit area and better meet residents' needs and/or provide greater access to services and amenities. Priority for projects with a focus on complementary uses, active transportation, and human-centered design		• Is the project balancing residential and nonresidential uses? • Is the project introducing a new use that is not already in the station area? • Is the project increasing access to services and/or amenities for existing and future residents and/or workers along the transit corridor? • Is the new use filling a need that also supports existing uses? • Does the project effectively use human and pedestrian-centered design in built form, site planning, street life, connectivity, and placemaking as detailed in the Council and Metro Transit TOD Guides?	• Bring new uses to the project area that encourage a range of activities on and around the project site like retail, services, restaurants, entertainment, and shops • Incorporate TOD best practices and design principles as detailed in the Metropolitan Council TOD Guide and Metro Transit's Developers Guide to TOD • Add uses that are easily accessible as part of a daily or weekly routine like, a grocery store and housing near a daycare • Building and public space features include universal design principles to benefit everyone (e.g., public areas, greenspace, and/or recreation area(s) that can be used by all residents or visitors, regardless of age, ability, and recreation/gathering preference) • Building and public space features include and integrate people with a range of physical, sensory, and cognitive abilities (e.g., design to sensory experience of neurodivergent residents or visitors, adaptive playground equipment, specific sensory areas)

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development Continued	continued	continued	• How well does the building, site, and surrounding urban design support a better multi-modal experience for people who will walk and/or bike to the project site and throughout the station area? • How is the project considering the needs of people who will spend time in or around the project and designing to meet those needs? • Does the project include usable and effective green and public space on the site or intentionally create connections between the project and nearby greenspaces? • Does the project include programming and/or features to help build community between existing residents and future residents, employees, or visitors of the project?	• Include or improve universally accessible pedestrian and non-motorized transportation options, traffic calming, and pedestrian safety measures for people walking and/or biking to and through the project site • Project elements are intentionally designed to increase the likelihood of pedestrian activity (e.g., active ground floors and public spaces, complete streets, through-block connections and reduced block lengths, more street crossings with safety features, non-vehicular transportation infrastructure) • The project site and adjacent uses create a welcoming public realm that facilitates social interactions and increases community resilience (e.g., community gardens, community event programming, culturally relevant public art, public space with landscaping, furnishings, lighting, wayfinding) • The project site and adjacent uses increase access to green space within ¼ mile (e.g., park, trail, or other greenspace wayfinding, programming or partnership with local parks agency to encourage resident or employee connection with nearby greenspace)
	Generate greater transit ridership, and a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle		• Does the project increase the likelihood of transit ridership outside of the peak commute period? • How does the project support more limited use of personal vehicles by providing alternative options? • Will the project enhance or improve pedestrian/bicycle connections between transit station and the project site or other area destinations? • To what degree does the project minimize or eliminate auto-oriented development patterns and single occupancy vehicle parking?	• Include and orient use(s) that will lead to greater potential transit ridership, trip types, and the times that transit is used (e.g., essential services or amenities such as grocery, childcare, community center, etc.) • Create or increase access to transit supportive pedestrian/bicycle infrastructure amenities and/or shared vehicle/micro-mobility resources • Single occupancy vehicle parking is at or below the minimum local requirement • Minimize surface parking and other physical impacts of parking on the pedestrian environment by • provide all parking underground or within the project structure • Improved non-vehicular access to and awareness of essential services, local amenities, other residential and non-residential uses in the station area

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development Continued	Further the transit-oriented nature of the area surrounding the transit station as a node and/or district of TOD priority for projects that advance a broader adopted plan or vision for the transit station or corridor	continued	• Will the project contribute to the identity of the station area as a transit-centric community? • Does the project consider and interrelate existing or planned adjoining and nearby uses? • Does the project implement part of a broader adopted plan or vision for the transit station or corridor? • Does the project connect people with jobs, schools, healthcare, friends, and family? • Will the project increase the viability of future TOD in the station area? • Does the project leverage existing and planned infrastructure, transportation systems, and public realm assets in the station area and across the region? • Does the project put nearby residents or businesses at a higher risk of displacement by future development?	• Project uses integrated site design, infrastructure, or programming to support or strengthen the TOD nature of nearby land uses (e.g., reinforces or expands walkable streetscapes) • Project will serve as a landmark that increases the TOD profile of the station area (e.g., includes a cultural destination, public space) • Project implements a building type and structure from an established vision/plan for the station area and/or transit corridor (e.g. comprehensive plan, station area plan, green zone, cultural district) • Enhance or improve transit/transportation connections between complementary uses (e.g., connecting housing and grocery stores) • Create shared parking between different uses and/or adaptive parking structures • The project provides new or improved infrastructure that can be leveraged by future TOD (e.g., shared systems, green space, sidewalks, multimodal resources) • Anti-displacement and displacement mitigation strategies are planned and implemented with those residents or businesses at risk (e.g., provides mixed income or inclusionary housing, community benefits agreement)
	Further equitable access multi-modal transportation, services, and amenities*	3*	• How is the project better connecting under-invested populations with safe, affordable multimodal transportation options? • How is the project increasing access to parks or greenspaces for residents who have historically faced barriers to access?	• Provide or directly support access to services and amenities through transit or other forms of transportation, including walking or biking (e.g. MetroTransit Residential Pass Program, car share, bike share) • The project introduces or directly supports access to services and/or amenities as expressed by residents most likely to experience disparities • The project provides 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) • Include ownership opportunities of space/land for residents most impacted by economic and land ownership disparities.

* Indicates an equity scoring criteria

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What: Proposed Project Outcomes

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<td>Scoring Criteria</td>
<td>Points</td>
<td>Evaluation Considerations</td>
<td>Examples to Achieve Points</td>
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<tr>
<td rowspan="2">**Environment and Livability**</td>
<td>Minimize greenhouse gas emissions</td>
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<td>

Does the project mitigate its impact on greenhouse gas emissions?
Does the project include environmentally responsible and resource efficient systems and processes throughout the building's life cycle?

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Maximize energy efficiency (e.g., 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 during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions
Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure)

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<td>Conserve natural resources, include or address resilience needs, and/or advance climate adaption and mitigation strategies</td>
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<td>

Does the project conserve and protect natural resources such as water, vegetation, and wildlife?
Does the project minimize/disconnect impervious surfaces?
Are greenspace areas naturalized to the native environment?
Will greenspace maintenance minimize/ eliminate the use of fertilizers/chemicals?
Is the project using sustainable building materials?
Are there site or building design features intentionally included to increase the resilience of residents or workers in the area who might experience shocks and stressors?
If located near a waterbody on the Priority Waters List, has the project taken necessary protections and mitigation measures?

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Project conserves natural resources where possible
Greenspace areas include native plantings or other elements that bring it closer to its natural state
Project considers and mitigates impacts on air, water, soil, vegetation and wildlife
Use pervious parking and other paving materials
Project or site includes the adaptive reuse of an existing building structure or reuses building materials
Site is designed to minimize impact on natural resources
The project includes district-wide approaches to environmental sustainability (e.g. stormwater management, heating and cooling, parking)

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability Continued	Further equity outcomes in environmental sustainability impact and resilience*	3*	• Is the project responsive to its impact on environmental justice issues in the project area? • Have the building and site's environmental solutions been developed with residents, workers, or organizations in the area related to climate change and/or past environmental harms?	• The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionally affected by past environmental harms (e.g., areas of environmental concern) • The project team has worked with nearby residents, businesses, or organizations to learn about and sufficiently address environmental issues on or near the site (e.g., runoff, flooding, daylight access, wildlife) • Reduce greenhouse gases and conserve natural resources in areas where that has not been prioritized or in areas that have experienced past environmental harms • The project addresses resilience issues relevant to its site and context (e.g., manages flooding in an area at risk of flood, includes a Resilience Hub for the community, residents have an emergency management plan)
Subtotal Outcomes		56		

Indicates an equity scoring criteria

HOW: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The project reflects the culture and needs of the community it is intending to serve*	8*	• Who will benefit from the project, now and in the future? • How is the project responsive to the culture and needs identified by the communities and/or populations it will impact? • Is the project responsive to the development history of the project area and previously completed engagement? • How is the plan responding to community demographics in the area? • Does the project team (meaning any person or organization with a decision-making role, e.g., advisory group member, consultant, developer) 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? • Does the project team have a direct connection to the project area, or the community being served by the project?	• Project needs were identified to reduce inequities or were identified through active community engagement with those most impacted by inequities • Address identified equity needs or issue from multiple angles and/or at multiple scales (e.g., including wrap-around services in affordable housing after that was identified through engagement) • Engagement strategies are targeted to residents and employees in the area given demographics of the project area, and proactively include those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities) • Engagement strategies are conducted in a way that will increase agency and power for those communities most impacted by inequities • Underrepresented communities are compensated for their time and expertise • The project team has included an advisory committee of residents most impacted by disparities to identify equity priorities addressed by the project • The scope is expanded beyond a traditional development to address equity needs or issue in the project area • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities (e.g., communities of historic wealth extraction, new immigrants, transgender residents, residents of color, people with disabilities, undocumented residents) • 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 • The project team included culturally relevant and responsive planning and design to best meet the needs of future residents (e.g., what community space is included, what art is included) • 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

* Indicates an equity scoring criteria

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HOW: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	**3***	• Has the city taken steps to define and understand local disparities? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city identified or is in the process of identifying existing city-level disparities (e.g., housing, employment, wages) • The city is identifying measurable outcomes around disparities in order to track progress and be accountable • The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes • The city participates in the Government Alliance for Racial Equity (GARE), has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities
Subtotal Process	**11**			
Total	**67**			
Applicants must score at least 40 of the total 67 possible points and 12 of the 23 possible equity points (marked with an *) to be eligible				

* Indicates an equity scoring criteria

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