2024 Transit Oriented Communities (TOC) FAQ

Can a project that was previously funded apply again this year?

A project that has received funding in a prior cycle is not strictly ineligible from applying again; however, a project must demonstrate extraordinary circumstances, and show how the project has changed from the previous application – as the initial outcomes have already been evaluated. If a project is phased, and the first application only contemplated the costs and outcomes of the first phase of a project, then an application for the second phase would not be considered "reapplying" but would be considered a new first-time application.

If I don't receive funding this year, am I able to reapply again next year?

Yes, projects that meet eligibility requirements, but are not awarded funds can apply again in a subsequent funding round.

If my project received an award(s) from other regional funding sources, such as the Met Council's Livable Communities Demonstration Account (LCDA), is it still eligible for TOC funding?

Other funding sources, such as an LCDA grant, do not make your project ineligible for TOC funding, and these funding sources help demonstrate external support for a project and project readiness. However, the TOC program will not fund items that have already been paid for by other sources, and you will need to articulate why Hennepin County TOC funding is needed in addition to that funding in your application.

When will funds be available, and when must they be utilized? Is this the same for strategic acquisition projects?

Any activities for which Hennepin County funds are used must occur after the date of grant award, regardless of project type. Funds are available on a cost-incurred basis after an agreement is executed. That's the date of approval by the Hennepin County Housing and Redevelopment Authority – which is anticipated to be in June 2024. Grant terms are typically around 30 months; the date by which all TOC funding must be utilized.

My project received another source of funding, but I do not yet have the official notice from funder. What should I provide as proof of funding for that award?

You may simply list the funding in the appropriate section of the application. If you can excerpt the page of a notice or other documentation from the funder showing approval for your project that is fine.

What types of projects are most competitive?

The most competitive projects best advance transit-oriented communities priorities of improving the public realm/contributing to a high-quality pedestrian environment, intensifying and diversifying land use in the transit area/neighborhood and include sustainability strategies. Priority projects also provide living-wage jobs, affordable commercial space, and as has been the case, are mixed use with affordable residential units.

Does the person that registers to complete an application have to be the developer?

No, for example there are consultants that complete funding applications. The person who is completing and submitting the application should register in the application system, and clearly state who the entity is that is responsible for executing the project and would sign a contract if awarded funds.

Is there a minimum project size that is eligible for TOC funding? Is a triplex eligible?

Triplexes are not eligible for TOC funding. We are looking for projects that increase intensify and diversify land uses in the transit area and are ideally mixed use. Residential only projects must have at least six units, and commercial only projects must have at least three tenant spaces.

Can I upload more than one file per category in the Attachments section? Should I upload a Zip file with multiple documents in the file?

Please do not "zip" attachments. Only upload the appropriate attachment per the application attachment name. If multiple documents are appropriate for one attachment type, we suggest combining docs of the same type/category into one file. Only one file per upload field (category) can be provided.

Where should I submit plans?

Please upload any plans in response to the *"Site plan, perspectives, section illustration private space/public realm interface, existing conditions photos"* upload field under F. Required Documents. If multiple documents are appropriate for one attachment type, we suggest combining docs of the same type/category into one file. Only one file per upload field (category) can be provided.

What should be included in the Redevelopment Area map?

For the HCHRA to make an award, projects must be located within a municipally designated Redevelopment Area. The Redevelopment Area must be established before an award agreement will be signed. If you have one now, please include in your application; however, it does not need to be established at time of application.

Does the Redevelopment Area requirement apply to Minneapolis?

The Redevelopment Area requirement applies in all communities. Do not put "not applicable" in this field, but you may indicate that you are working with the city. We confirm status as part of the application review process.

What should be included in the adopting resolution?

We will need a resolution from the City in which the project is located showing approval of the project before we can execute a contract. However, it is not needed at time of application. Ultimately, we want to see that you have engaged relevant municipal entities and they have signed off on the project moving forward.

What is specifically meant by "Job Centers"?

Job centers are a concentration of jobs of a certain density and number of jobs. These are generally contiguous area where there are at least 1,000 jobs and employment density is at least 10 jobs/net acre. Some significant manufacturing and distribution centers with at least 1,000 jobs, but lower density are included as well. Smaller employment areas such as a small commercial mall with just a few tenants is not

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what is being sought in this question. A map layer is provided on the "TOC eligibility areas" map found on the TOC webpage, and at this link: TOC Eligibility Areas (arcgis.com). You can access the layer list from the toolbar at the top of the map – in between the legend and ruler icons.

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