

## 2025 Transit Oriented Communities (TOC) FAQ

### Eligible Projects and Uses

#### What types of projects are most competitive?

The most competitive projects best advance TOC priorities of improving the public realm/contributing to a high-quality pedestrian environment, intensifying and diversifying land use in the transit area/neighborhood, and incorporating 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. We encourage applicants to carefully review the program eligibility and priorities in the [program guidelines](#) and to clearly and concisely describe how their projects advance these priorities in their application.

#### I am in active negotiation to acquire a property, but I will not have secured a purchase agreement before the application deadline. Can I still apply without site control?

We consider the degree to which an applicant has site control as part of our evaluation process. We minimally need to see that the property owner is in conversation with the applicant, such as having a Letter of Intent or a purchase agreement. We also consider the level to which project plans have been developed, whether the City is aware of those plans, and whether there looks to be a path toward approval. Any documentation showing property owner consideration or intent to sell and the City's awareness and interest in/openness to the project is helpful to attach in the application.

#### I have site control, but my project is not yet entitled for redevelopment. Can I still apply for funding?

In addition to site control, we consider the status of entitlements, funding commitments, and readiness as part of our evaluation process, as well as the extent to which a project meets TOC program priorities. Any documentation showing the City's awareness and interest in/openness to the project is helpful to attach in the application.

#### 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 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 TOC funds be used to fund light-to-moderate rehabilitation work?

Among real estate projects, we typically fund new construction and redevelopment of mixed-use, commercial/industrial, or residential buildings, as well as substantial rehab/renovation of vacant multi-tenant, non-residential buildings.

# HENNEPIN COUNTY

## HOUSING AND REDEVELOPMENT AUTHORITY

### Application Questions

Are there word/character limits for the responses on the application?

There are not strict word or character limits on the application. That said, brevity is strongly encouraged, and applicants should submit clear, concise responses to the application questions.

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.

What is the definition of a municipally defined redevelopment area?

The County has statutory requirements related to funding support and projects being in a municipally designated redevelopment area to utilize TOC funds. Some cities have existing approved maps, while others designate sites as project arise. Please submit what you have that you think covers this requirement with your application, and we can evaluate if more is needed. We minimally need to see documentation that the City is aware of, and generally supportive of the proposed project. We will work with awardees to ensure this requirement is met before we will execute a grant agreement and provide funds.

Do all housing projects, including affordable, mixed-income, and market rate projects, need to upload the Minnesota Housing Multifamily Workbook?

Yes, we require that all residential projects upload the Minnesota Housing Multifamily Workbook as part of their application. This helps standardize the evaluation process.

### Funding Considerations

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.

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. That's the date of approval by the Hennepin County Housing and Redevelopment Authority, which is anticipated to be in June 2025. Funds are then available on a cost-incurred basis after an agreement is executed. Funding awarded as part of the 2025 TOC RFA must be utilized by December 31, 2027.



# HENNEPIN COUNTY

HOUSING AND REDEVELOPMENT AUTHORITY

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.

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. An excerpt of a notice or other documentation from the funder showing approval for your project is acceptable.

