



Hennepin County
Housing and Redevelopment Authority
 701 Fourth Avenue South, Suite 400
 Minneapolis, MN 55415
 www.hennepin.us

2013 Transit Oriented Development Program

Application

1. Project name		
2. Applicant Application contact, title Address Phone	Email	
3. Project location Main site address City Name of Redevelopment Area / Housing District (attach adopting resolution & map) Designated Transit Improvement Area (TIA)? Transit lines, stations, or stops within ¼ mile (note express routes and/or frequency of service) Transit lines, stations, or stops within ½ mile (note express routes and/or frequency of service)	Hennepin County District <input type="checkbox"/> Yes <input type="checkbox"/> No Name:	
4. Proposed use of funds (eligible activity or activities) (25 words or less)		
5. Amount requested	\$	
6. Has the municipality passed a multijurisdictional resolution supporting the application? Attach resolution.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In process	
7. Attach an aerial of the project area, with the location where the eligible activities will occur clearly marked. Show project site boundaries, nearby transitway(s), transit stops, and other relevant information. <input type="checkbox"/>		

8. **Project description:** Provide a brief narrative description of the project and what makes this project transit-oriented development. If applicable, include basic information about proposed land use, commercial square footage, number of residential units (if applicable), building height and bulk, number of parking spaces, ownership structure, identified tenants/owners. (100 words or less)

9. **Financing:** Identify all **committed sources** of funding for the project in the table below. Attach detailed sources and uses worksheet, and a 10 year operating pro-forma with cash flow projections. Show all formulas and assumptions. Attach funding commitments, preliminary loan commitments, etc.

Committed Funding Source	Type of Funds*	Amount
Total funds committed		
Total development cost (TDC)		
% of TDC committed		
TOD funds requested		
TOD request as % of TDC		

*Specify "grant," "owner's funds," "deferred loan," "amortizing loan," etc.

10. **Need for financial assistance:** Describe why TOD funds are needed to supplement other sources. State whether the project is seeking grant or loan funding and outline terms being requested. Note that requesting grant funding significantly decreases the likelihood of an award. (75 words or less)

11. **Readiness:** Describe the project's readiness and proposed timeframe for project commencement, completion of the eligible activities, and overall project completion. List all significant project milestones achieved to-date. Attach evidence of site control, if applicable. Attach a project schedule, including anticipated dates of applications and commitments for any uncommitted financing sources, closing on project financing, beginning and end of construction, etc. (100 words or less)

12. Alignment with TOD Program Priorities.

- a. Location and connections. Describe the project's proximity to transit as well as the project's physical orientation toward, and connection to transit. Describe the pedestrian, bicycling, and transit connections to other areas of interest, such as commercial areas, employment centers, open space, and other amenities. Explain how transit ridership will be measured at completion. (100 words or less)
- b. Mix of uses. Describe the mix of uses (if applicable). If the project includes a housing component, list the number and percentage of affordable units, the level and term of affordability.
- c. Jobs. Describe any commercial component of the project, and any permanent employment impacts. List the number and type of businesses created or retained, and the number of jobs created or retained (FTEs). Describe how these numbers were generated. (75 words or less)
- d. Design. Describe how the project uses transit-oriented and pedestrian-oriented design principles, encourages multiple modes of transportation and aligns with Active Living Hennepin Communities (ALHC). Attach a site plan, elevations, and/or photos. (75 words or less)
- e. Impact on future development. Describe the project's likelihood of catalyzing further development, stimulating private investment, and enhancing the tax base. (75 words or less)

Application Checklist

- Application form
- Redevelopment Plan/Project Area or Housing District map
- Redevelopment Plan/Project Area or Housing District adopting resolution
- City resolution authorizing the TOD Program application and participation in multijurisdictional project
- Aerial map showing location and transit connections
- Sources and uses
- Operating pro forma
- Copies of all funding commitments, preliminary loan commitments, etc.
- Evidence of site control
- Project schedule
- Site plan, elevations, and/or photos