



# Transit Oriented Development (TOD) Funding

**Media contacts:** Patrick Connoy; Housing, Community Works and Transit: 612-348-2215  
Carol Allis, Public Affairs: 612-348-8536

## Fast facts

- ▲ Transit Oriented Development funding supports both redevelopment and new construction that enhances transit usage.
- ▲ Since the program began, Hennepin County has awarded \$10 million in general obligation bonding for TOD projects.
- ▲ When completed, TOD projects funded in 2008 will create approximately 420 housing units and 315 jobs.

## What is the Transit Oriented Development Program?

The Hennepin County Board of Commissioners established the Transit Oriented Development (TOD) program in 2003 to support both redevelopment and new construction that enhances transit usage.

Since the program began, Hennepin County has awarded \$10 million in general obligation bonding to both urban and suburban TOD projects. Funds have assisted projects along key Hennepin County transit corridors such as Hiawatha, the Midtown Greenway, Southwest, Bottineau, and the Dakota Rail line.

The TOD program has been extremely successful in leveraging other public and significant private investment – more than \$250 million in such funding in 2008. When completed, these projects will create approximately 420 housing units and 315 jobs.

The County Board has authorized an additional \$2 million per year in the capital budget through 2012 for TOD projects.

TOD supported with this funding must:

- Be in redevelopment areas or housing districts.
- Have multi-jurisdictional impact.
- Enhance transit usage.
- Increase density along transit corridors.

The **criteria and guidelines** for this fund are designed to support both redevelopment and new construction. TOD projects and developments:

- Reinforce both the community and the transit system.
- Exhibit a compact and efficient use of available space, rather than auto-oriented sprawl.
- Support a pedestrian-friendly physical design that encourages walking, bicycling and access for people with physical disabilities.
- Are a maximum comfortable walking distance to transit (roughly one-fourth mile for existing transit stops or one-half mile for rail-based).

## Who is eligible for TOD funding?

- Statutory or home-rule-charter cities or towns and development authorities (e.g., housing and redevelopment authority, economic development authority or port authority).
- Private entities.
- Hennepin County and the Hennepin County Housing and Redevelopment Authority.

## **What areas are eligible for TOD funds?**

Funding is available only to projects located:

- In either a county or local redevelopment area or housing district.
- Within or directly adjacent to Hennepin County transit corridors, and/or
- Where new or enhanced transit services supporting county strategies are taking place.

## **What activities are eligible for TOD funding?**

Projects must serve a public purpose and address one or more of the following:

- Community corridor connections.
- Housing rehabilitation and removal.
- Industrial polluted land cleanup.
- Environmental cleanup.
- Property acquisition.
- Development and redevelopment of housing and existing commercial property.
- Job creation.

## **Eligible activities and use of funds include:**

- Acquire real property to remove; prevent or reduce blight, blighting factors or causes of blight.
- Clear acquired property and install streets, utilities and site improvements for uses in accordance with the redevelopment project.
- Sell or lease acquired land for uses in accordance with the redevelopment plan.
- Other purposes as authorized by Minnesota Statutes, Section 469.002 – the Minnesota redevelopment statute.
- Improve access and transit usage through lighting and safety enhancements.

## **What funding is available?**

For 2008, \$2 million in capital bond funding is available for TOD projects. These funds may be made available as either grants or loans.

## **How do you apply for TOD funds?**

Go to the Hennepin County website at [www.hennepin.us](http://www.hennepin.us), Department of Housing, Community Works and Transit, to access TOD application and guidelines.

**For more information or an application package call:**

Patrick Connoy, senior administrative manager: 612-348-2215