What is the Transit Oriented Development (TOD) Program

The Hennepin County Board of Commissioners included $2 million in general obligation bonding for Transit Oriented Development (TOD) in the county’s 2006 capital budget. TODs supported with this funding must:

• Be in redevelopment areas or housing districts
• Have multi-jurisdictional impact
• Enhance transit usage

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
• Contain a diversity and mix of uses with daily conveniences and transit at the center
• 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 multi-jurisdictional programs and 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

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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 2006, $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.co.hennepin.mn.us, Department of Housing, Community Works and Transit, to access TOD application and guidelines.

For more information or an application package call:
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