

Real Estate Development Grant, Loan & Technical Assistance Resources

The following table identifies programs that support development and redevelopment activities for sites within the City of Minneapolis. Applications to these resources are highly competitive. Follow the links included with the program name for additional information.

Program	Agency/ Organization	Eligible Activities	Type of Funding
DTAP Technical Assistance	City of Minneapolis	Specific design, financial, and environmental assessment services at early stages of the development process, such as project feasibility analysis and conceptual design development	Technical Assistance/Value in Services
Transit Oriented Communities Predevelopment Assistance	Hennepin County	Specific design, financial, and environmental assessment services at early stages of the development process, such as project feasibility analysis and conceptual design development	Technical Assistance/Value in Services
LCA Predevelopment Grant	Metropolitan Council City Sponsorship Application	<ul style="list-style-type: none"> • Geotechnical evaluation • Stormwater, heating/cooling, and/or waste management planning and design • Site planning • Architectural design • Physical needs assessment of existing structures • Site acquisition strategies • Site appraisals • Feasibility assessment & financial modeling • Design workshops and community engagement • Project management and developer mentoring for emerging developers 	Grant
Livable Communities Demonstration Account (LCDA)	Metropolitan Council City Sponsorship Application	<ul style="list-style-type: none"> • Site acquisition • Hard construction costs for infrastructure, site, and building for new construction and rehab • Community engagement • Limited planning and engineering work 	Grant, may be structured as loan

Program	Agency/ Organization	Eligible Activities	Type of Funding
Transit Oriented Development (TOD)	Metropolitan Council City Sponsorship Application	<ul style="list-style-type: none"> • Site acquisition • Hard construction costs for infrastructure, site, and building for new construction and rehab • Community engagement • Limited planning and engineering work 	Grant, may be structured as loan
Transit Oriented Communities (TOC)	Hennepin County	<ul style="list-style-type: none"> • Hard construction costs related to the completion of a real estate development project • Public infrastructure improvements, distinct from a development project • Strategic acquisition of real property by local government agency or community-based landholding organization 	Grant, may be structured as loan
9% Low Income Housing Tax Credits	City of Minneapolis	Development or preservation of affordable housing	Tax Credits
4% Tax Credits	City of Minneapolis	Development or preservation of affordable housing (Awarded in connection with Housing Infrastructure Bonds)	Tax Credits
Housing Revenue Bonds Bonds	City of Minneapolis	Development or preservation of affordable housing	Conduit financing
Affordable Housing Trust Fund	City of Minneapolis	Development or preservation of affordable housing	Deferred loan
Tax Increment Financing	City of Minneapolis	Development or preservation of affordable housing	Pay-Go Note
Affordable Housing Incentive Fund	Hennepin County	Development or preservation of affordable housing	Deferred loan
Supportive Housing Strategy	Hennepin County	Development or preservation of supportive affordable housing	Deferred loan
Conduit Financing for State bonds	Hennepin County/MMB	Development or preservation of affordable housing	Conduit financing
LCA Local Housing Incentives Account	Metropolitan Council	Development or preservation of affordable housing	Grant, maybe structured as a loan

Program	Agency/ Organization	Eligible Activities	Type of Funding
First Mortgages	Minnesota Housing	Development or preservation of affordable housing	Loan
Housing Tax Credits	Minnesota Housing	Development or preservation of affordable housing	
Deferred loans/grants	Minnesota Housing	Development or preservation of affordable housing	Deferred loan or grant
Deferred Loan	Federal Home Loan Bank	Development or preservation of affordable housing	
Environmental Response Fund (ERF)	Hennepin County City of Minneapolis Pre-application	<ul style="list-style-type: none"> • Site investigation • Cleanup 	Grant
Seeing Equitable Environmental Development (SEED)	Metropolitan Council City of Minneapolis Pre-application	<ul style="list-style-type: none"> • Site Investigation • Cleanup planning • Cleanup 	Grant
Site Investigation Grant	Metropolitan Council City of Minneapolis Pre-application	<ul style="list-style-type: none"> • Site Investigation • Cleanup Planning 	Grant
Cleanup Grant	Metropolitan Council City of Minneapolis Pre-application	<ul style="list-style-type: none"> • Site cleanup & abatement 	Grant
Contamination Cleanup and Investigation	MN Department of Employment & Economic Development City of Minneapolis Pre-application	<ul style="list-style-type: none"> • Site investigation • Cleanup 	Grant with required 25% match
Brownfields Investigation Grant	MN Pollution Control Agency	<ul style="list-style-type: none"> • Site investigation • Cleanup planning 	
Brownfields Gap Financing	Minnesota Brownfields	<ul style="list-style-type: none"> • Site investigation • Cleanup planning 	