

APPLICATION
Transportation for Livable Communities (TLC)
Transit-Oriented Development Incentive Program

Instructions

To be eligible to receive transportation funds through the Transportation for Livable Communities (TLC) program, a city, county, or a partnership between a local jurisdiction and the county may submit this application describing a housing or mixed-use project that meets the criteria in the basic eligibility section below. Eligible projects will be evaluated using the point system in Part 2. Please check the appropriate boxes following the directions in each section. The Application Review Panel will score the application.

Award funds will be granted on the merit of the housing or mixed-use project submitted in this application. The project sponsor may use these funds for any transportation improvement project eligible for Regional Surface Transportation Program (RSTP) funding within its jurisdiction. The grant funds should not be used to build the livable communities characteristics on which the scoring is based. Please see the TLC Program Guidelines for further details.

Grant Application

Project Name	
Project Sponsor	
Project Location	
Number of Units Proposed	
City	
Contact Person	
Phone	
Fax	
E-mail	
Amount of Funds Requested	
Secured Funds for Transportation Project	
Total Cost of Transportation Project	

Part 1: Basic Eligibility

Project should comply with all of the following (check all that apply):

- Proposed housing or mixed-use project is **NOT** yet fully permitted.

- Development site is within 1/3 of a mile walk (1,800') of a (check all that apply):
 - Train station
 - Transit center
 - Bus stops that serve 2 or more routes
 - Planned transit center that is part of the Monterey County Short Range Transit Plan
 - Train station that has been included in the TAMC Rail Plan. (Planned stations or transit centers must be under evaluation for environmental documentation.)

- The above bus stop or transit center has no greater than 30-minute headways at peak times. Headways are the time interval between when a bus arrives at a particular stop. Train stations are exempt from this requirement.

- Project sponsor applying for exemption to the transit center proximity requirement by:
 - Creating conditions to allow for increased transit service.
 - Encouraging livable communities design principles in mixed-use and housing developments.
 - Supporting infill and redevelopment of downtown areas.

- Development will be built on an "infill" or redevelopment site that is within an incorporated city, or that is within a Redevelopment Area located in the unincorporated portion of Monterey County. Infill sites must have development on at least three sides covering no less than 80% of adjacent land. These sites must not be zoned for agriculture, forestry or open space uses. A redevelopment site is any site that has been previously developed or is within a Redevelopment Area.

- Housing projects must have a minimum density of 15 units per acre. Mixed-use developments must have an average of 15 units per acre and be at least 50% housing.

- There is an Americans with Disabilities Act (ADA)-compliant pedestrian path of travel from the center of the project to nearby destinations and to the transit stop/ station.

- Project sponsor has undertaken extensive community outreach and incorporated public input into project design.

Part 2: Project Evaluation Rating Criteria (total of 50 points possible)

Project Location (15 points total)	
Project is located within 1/3 mile of a (check only one):	
<input type="checkbox"/>	Town center or Downtown (8 points)
<input type="checkbox"/>	Employment Center (6 points)
<input type="checkbox"/>	School, childcare center or job training facility (4 points)
<input type="checkbox"/>	Neighborhood retail, services and businesses (e.g. restaurants, dry cleaners, cafes, small grocery stores, clothing stores) (2 points)
Project is within 1/3 mile of a transit center (check only one):	
<input type="checkbox"/>	Existing Transit Center (7 points)
<input type="checkbox"/>	Transit Center under construction (4 points)
<input type="checkbox"/>	Planned Transit Center (2 points)
Section Point total: <input type="text"/>	

Project Characteristics (15 points total)	
The site plan for the development encourages transit, bicycling, and pedestrian trips. Each characteristic is worth 1 point unless otherwise noted.	
<input type="checkbox"/>	Promotes alternative modes of transportation (6 points) <ul style="list-style-type: none"> <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Paid parking <input type="checkbox"/> Bicycle lanes/ paths adjacent to or within project <input type="checkbox"/> Bike parking facilities (2 points) <input type="checkbox"/> Vanpool or carpool parking facilities
<input type="checkbox"/>	Has a connected street design (3 points) <ul style="list-style-type: none"> <input type="checkbox"/> Narrow streets (24-28 feet curb-to-curb) <input type="checkbox"/> Block length between 300 -500 feet <input type="checkbox"/> No cul-de-sacs
<input type="checkbox"/>	Site design promotes walkability (6 points) <ul style="list-style-type: none"> <input type="checkbox"/> Minimum sidewalk widths of 8 feet wide (including landscaping) <input type="checkbox"/> Sidewalks have pedestrian-scale lighting (low-level lights, no more than 15 feet high) <input type="checkbox"/> Buildings have maximum 2-foot setbacks from sidewalks <input type="checkbox"/> Entrances face the street <input type="checkbox"/> Parking to the rear or underground <input type="checkbox"/> Landscaping
Section Point total: <input type="text"/>	

Transit service (10 points total)

Transit service has a higher frequency of service than the minimum 30-minute headways (check only one):

- 20 minute headways (3 points)
- 15 minute headways (5 points)

Serves more than the minimum number of routes (check only one):

- Served by 3 routes (3 points)
- Served by 4 routes (5 points)

Section Point total:

Community Involvement (10 points)

Meaningful community involvement is an important component to creating a successful project. Please describe the community planning activities that were undertaken and the stakeholders that were involved. This process may include: neighborhood meetings, design workshops, web site posting or other distribution of site plans, and letters of support. Quantify community outreach activities and community support by listing main activities and number of participants and letters of support. List upcoming activities and scope of planned outreach. The section will be scored based on the range and quality of activities.

Section Point total:

Part 2 Total Points

Part 3: Bonus points (total of 20 points possible)

Density (5 points)

Projects will be awarded for increasing density based on the following formula. Please check the density that applies to this project.

Density	Reward per bedroom
<input type="checkbox"/> 16-24 units per acre:	\$2,000 per bedroom
<input type="checkbox"/> 25-34 units per acre:	\$4,000 per bedroom
<input type="checkbox"/> 35 units or more per acre:	\$6,000 per bedroom

Total number of units per acre: _____
 Total number of bedrooms: _____
 Number of bedrooms x reward per bedroom: _____

Scoring: Under \$100,000..... 1 point
 From \$100,000-500,000..... 2 points
 From \$500,000-\$1,000,000..... 3 points
 From \$1,000,000 to \$2,000,000.... 4 points
 More than \$2,000,000..... 5 points

Section Point total:

Affordable Housing Component (5 points)

Additional points will be awarded for affordable housing units based on the formula below. Housing is considered affordable if it is attainable for low-income families earning 80% of county median income, which is \$42,400 in Monterey County. Housing should cost no more than 30% of the monthly household income, or \$1060 per month for rent and utilities. For sale housing should cost no more than \$151,000.

Please check the level of affordable housing that applies to this project:

Percentage of total units that are affordable	Reward per bedroom
<input type="checkbox"/> 0-15%	\$500
<input type="checkbox"/> 16-30%	\$1000
<input type="checkbox"/> More than 30%	\$1,500

Number of affordable units: _____
 Total number of units: _____
 Number of bedrooms in total number affordable units x reward per bedroom: _____

Scoring: Under \$10,000..... 1 point
 From \$10,000-50,000..... 2 points
 From \$50,000-\$100,000..... 3 points
 From \$100,000 to \$200,000..... 4 points
 More than \$200,000..... 5 points

Section Point total:

Mix of Uses (5 points)

Projects will be awarded for a higher mix of uses based on the following formula:

(Total non-residential square footage) x (# of stories x 2) x \$1.

NOTE: This formula benefits developers that design multiple story buildings, the more stories, the higher the reward for mixed-use.

Please check the uses incorporated in this project:

Retail Square Footage: _____

Civic uses (e.g., child care center, job training facility) Square Footage: _____

What are the uses? _____

Office space Square Footage: _____

A school Square Footage: _____

Total non-residential square footage: _____

Number of stories: _____

Total non-residential square footage x (# of stories x 2) x \$1: _____

Scoring: Under \$10,000..... 1 point

From \$10,000-50,000..... 2 points

From \$50,000-\$100,000..... 3 points

From \$100,000 to \$200,000..... 4 points

More than \$200,000..... 5 points

Section Point total:

Nexus to Transportation Project (5 points)

Describe how the transportation project on which award funds would be spent is linked to the development project:

Section Point total:

Part 3 Total Points

Reviewer Comments (no points)

Additional considerations not rated under point system and difficult to quantify, e.g.: applicability of the project as a model for TOD and livable communities design in other communities; social, economic and aesthetic impacts to the community; environmental justice benefits.