

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) DEVELOPMENT

LCDA
DEV

Funding

Available Funding: \$9.8 million

Award Limit: No more than 40% of funds to Minneapolis and Saint Paul if applications from other cities/counties exceed 60%

Application Limit: Three per city

Grant Term: Three years (up to two year extension possible)

Key Dates

Application Due: August 12, 2024

Funding Decision: Fall, 2024

Development Eligible Costs Table

- All affordable housing must be affordable for a minimum of 15 years at 60% or lower of AMI for rental, and 80% AMI or lower for ownership
- Design and engineering fees for eligible activities can be up to 10% of the total award amount.
- Site acquisition is only eligible for affordable housing units or for jobs projects that improve access for low-income residents.
 - Support for activities that are eligible only for affordable housing units will be prorated to percentage of affordable units in project
- Holding costs can be up to 5% of the requested site acquisition support or \$100,000, whichever is less

Eligible Costs

Environmental Sustainability

- Infiltration swales or tanks
- Landscaping that is an integrated part of the stormwater management system
- Pervious pavement
- Green roofs
- Geothermal heat pumps
- Fuel cells; and Wind turbines
- Project specific or district-wide stormwater management, heating/cooling management, and waste management systems
- EV charging infrastructure or installation costs
- Photovoltaic cells

Program Coordinator

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Development Eligible Costs Table Continued

Eligible Costs

- Public space that is open to the general public. Elements can include, but are not limited to:
 - lighting
 - landscaping
 - seating and furnishings
 - sidewalks and paths
 - Wayfinding elements
 - public restrooms (does not include SAC charges)
- Public art design process to create an intentionally designed piece of public art which contributes to the identity or sense of place of the development project and/or surrounding neighborhood. The design process should include an artist or arts organization.
- Public art features, including but not limited to murals, mosaics, and sculptures, which contribute to the identity or sense of place of the development project and/or surrounding neighborhood. To be considered public art, it must be led and fabricated by a professional artist and/or art organization.
- Playgrounds or outdoor recreational areas intended to serve residents of affordable housing developments
- Public community gardens or community gardens at affordable housing developments
- Demolition and removal of existing structures.
- Grading and soil correction to prepare a site for construction
- Outdoor resident amenity spaces for affordable housing projects
- General landscaping elements for affordable housing projects
- Construction costs for affordable housing or economic opportunity projects

Ineligible Costs

Project Site

- City or neighborhood parks
- Parks, playgrounds, or areas that are primarily for the use of the development project's tenants or residents of market rate residential buildings
- Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris (this is eligible in the TBRA program)
- Cleanup, removal, hauling or disposal of contaminated soil or debris (this is eligible in the TBRA program)

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Development Eligible Costs Table Continued

Eligible Costs

Improved Connections

- New streets or street extensions only for local public streets
- Public sidewalks, trails, or bike infrastructure that enhance the pedestrian environment and connect the project to nearby uses and amenities
- Site-integrated transit shelters (work with Metro)
- Transit early if including a transit shelter)
- Bike facilities that are open to the public, are in affordable housing buildings, or in jobs projects
- Extensions or modifications of local public utilities that directly serve the development project
- Publicly available portion of shared-use parking
- Enhanced broadband connections for affordable housing projects
- Universal design elements to improve accessible connections to and within the project site
- Landscaping to improve the experience for people walking, biking, or rolling to/through the site

Ineligible Costs

- County road improvements
- Private sidewalks, amenities or amenity spaces specifically serving market rate residential development projects
- Surface parking and parking without a shared public component
- Expansion or extension of local public utilities not directly related to the development project
- Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities.
- Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget
- Trail, sidewalk, or road connections that do not directly connect to or support the project site.

Eligible Costs

Design & Community Engagement

- Design workshops and community engagement activities that center those least represented and most impact by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events*)
- Design and engineering fees for grant eligible activities (up to 10% of the total award)

** Food costs should be within Council limits and prioritize DBE or DBE qualifying vendors when possible*

Ineligible Costs

- Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible"
- Traditional public meetings or other engagement activities required by law

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Development Eligible Costs Table Continued

Eligible Costs

Acquisition for Affordable Housing and Economic Opportunity

- Site acquisition for affordable housing projects or projects focused on bringing economic opportunity to low-income areas. Eligible sites acquired after the date of award or for sites acquired within 12 months before the application is due are eligible
- Holding costs up to 5% of the awarded acquisition amount or \$100,000, whichever is less.
 - Eligible holding costs include property maintenance, insurance, and interest.

Ineligible Costs

- Sites purchased more than 12 months before the application due date
- Acquisition for market rate housing or jobs not in low-income areas
- Sites purchased from a project partner who will gain financially from the purchase
- Site assembly for lands to be used for transit infrastructure.

Eligible Costs

Preservation and/or Rehab for Affordable Housing or Economic Opportunity

- Exterior improvements to bring the building to code or improve energy efficiency of the building. Examples include window replacement, roof replacement, exterior finishing replacement (brick siding, etc.), or mechanical system replacement (Savings from energy efficiency should be passed on to the residents or tenants/occupants of commercial buildings))
- Improvements to interior of affordable units or commercial building to bring building to code, increase energy efficiency, and improve the quality of life of current or future residents. Examples include low flow plumbing fixtures or energy savings appliances.
- Improvements to indoor communal spaces. Examples include improvements to community gathering rooms, fitness centers, and areas in which supportive services are offered.
- Improvements to building grounds and outdoor community gathering spaces. Examples include landscaping, playgrounds, greenspace, and community gardens.

Affordable and market rate units should be identical and evenly distributed throughout the building(s)

Ineligible Costs

- Legal fees associated with preservation
- Upgrades to market rate units
- Relocation costs

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LCDA Scoring Table

While we recognize there are different types of inequities based on identity and circumstance, LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

WHAT: PROPOSED PROJECT OUTCOMES		
LCA Goals		
Criteria	Points	Points
Housing	Build or preserve affordable housing; priority for projects that serve residents who have barriers to finding safe, affordable housing with the deepest affordability, include supportive services or other needed services	8
	Build new affordable housing that helps the City meet their share of the region's need for affordable housing at affordability levels needed most; OR	
	Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or with more housing cost burdened households	
	Further equity outcomes in housing access*	3*
Economic Opportunity	Create or preserve permanent jobs; OR	8
	Create workforce development and/or training opportunities; priority for projects with full-time living wage jobs	
	Create economic opportunity in health care, technology or environmental sustainability fields; advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transit systems	
	Further equity outcomes in access to economic opportunity*	3*
Compacted, Connected Development	Increase density or intensity of land use in the project area; OR	8
	Preserve an existing building that newly activates or preserves activity in the area	
	Make it easier and more comfortable for people to access their daily needs and desired amenities; OR	
	Preserve existing connections to transportation options if project is preservation or rehab	
Environment and Livability	Further equity outcomes in access to services and amenities*	3*
	Minimize greenhouse gas emissions to the greatest extent possible	8
	Conserve natural resources, include or address resilience needs and/or advance climate adaptation and mitigation strategies	
	Further equity outcomes in environmental impact and resilience*	3*
Subtotal Outcomes		44

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LCDA Scoring Table continued

HOW: PROPOSED PROJECT PROCESS		
Step One		
	Criteria	Points
Project Process	The project reflects the culture and needs of the community it is intending to serve*	8*
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*
Subtotal Process		11
Step One Total		55
Applications must score at least 33 of the total available 55 points and 12 of the available 23 equity points to be eligible for funding		

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