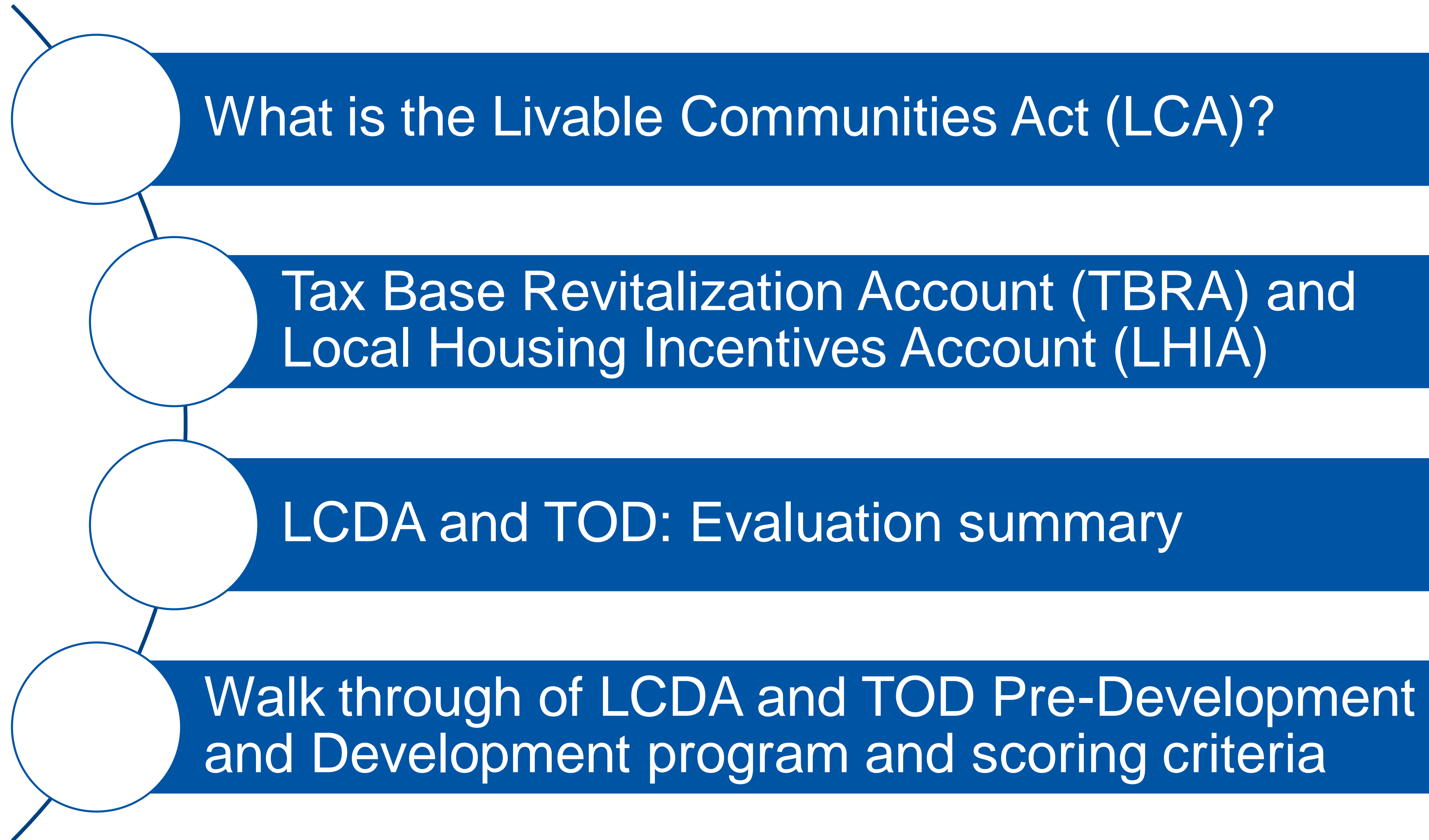


March 11, 2021

**2021 Program Information:
Livable Communities Demonstration
Account (LCDA)
and
LCDA – Transit Oriented Development
(TOD)**



Welcome and Overview



What is the Livable Communities Act (LCA)?

- Grant program supporting development projects in participating cities that:
 - Create and preserve affordable housing across the region
 - Create and preserve living wage jobs across the region
 - Demonstrate compact, efficient, and well-connected development
- Each of the four grant programs has a different focus



Marcus Martin
TBRA



Hannah Gary
LCDA



Ashleigh Johnson
LHIA



Stephen Klimek
TOD



Tara Beard
Manager



Tax Base Revitalization Account (TBRA) and Seeding Equitable Environmental Development (SEED)

Spring

Month	Activity
March	Notice of Funding Availability
May 3	Applications due
June	Community Development Committee Recommendations
July	Council Awards
Program	Funding Amount
Investigation	\$125,000
Cleanup	\$2,625,000
SEED	\$250,000

Fall

Month	Activity
August	Notice of Funding Availability
November 1	Applications due
December	Community Development Committee Recommendations
January	Council Awards
Program	Funding Amount
Investigation	\$125,000
Cleanup	\$2,625,000
SEED	\$250,000

For more info contact Marcus Martin at Marcus.Martin@metc.state.mn.us or [watch the Brownfield Webinar for additional details](#)



Local Housing Incentives Account (LHIA)

Schedule

Month	Activity
April 14	Notice of Funding Availability
May 20	Intent to Apply form due
July 15	Applications due (to Minnesota Housing)
December	Minnesota Housing Board acts on funding recommendations
January	Community Development Committee Recommendations and Council Awards

Program	Funding Amount
LHIA	\$4,000,000

For more info contact Ashleigh Johnson at Ashleigh.Johnson@metc.state.mn.us or watch [the MN Housing webinar](#)



**Livable Communities Demonstration
Account (LCDA)
and
LCDA – Transit Oriented Development
(TOD):
2020 Evaluation Work**

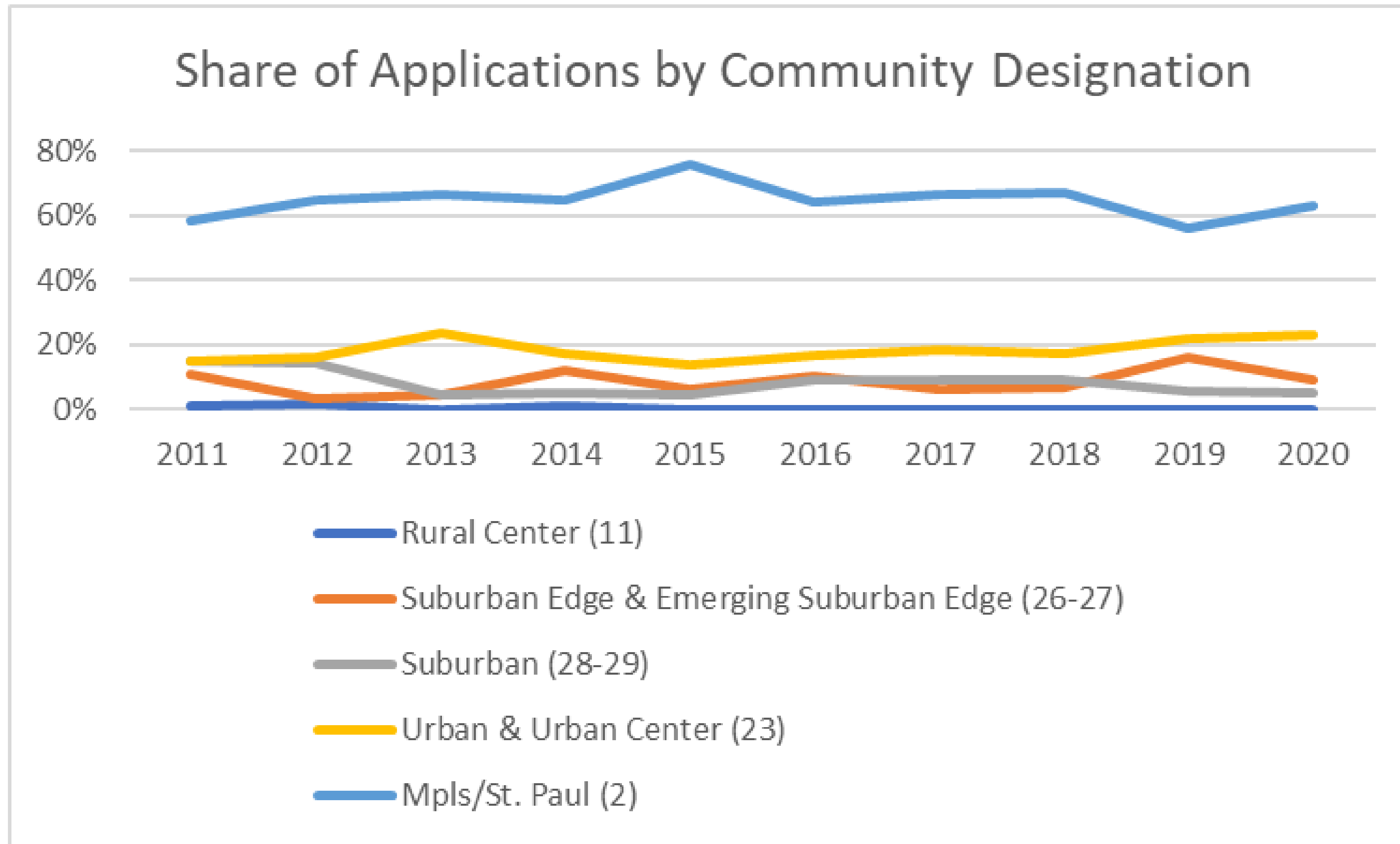
Evaluation Activities

- Outreach and feedback gathering from a variety of stakeholders
 - Metro Cities – participant focus group
 - Land Use Advisory Committee
 - Housing Work Group
 - Communications and program material survey
 - Many informal and ad hoc conversations with cities and developers
- Data collection
- Assess scoring criteria alignment with statutory purpose and Thrive outcomes

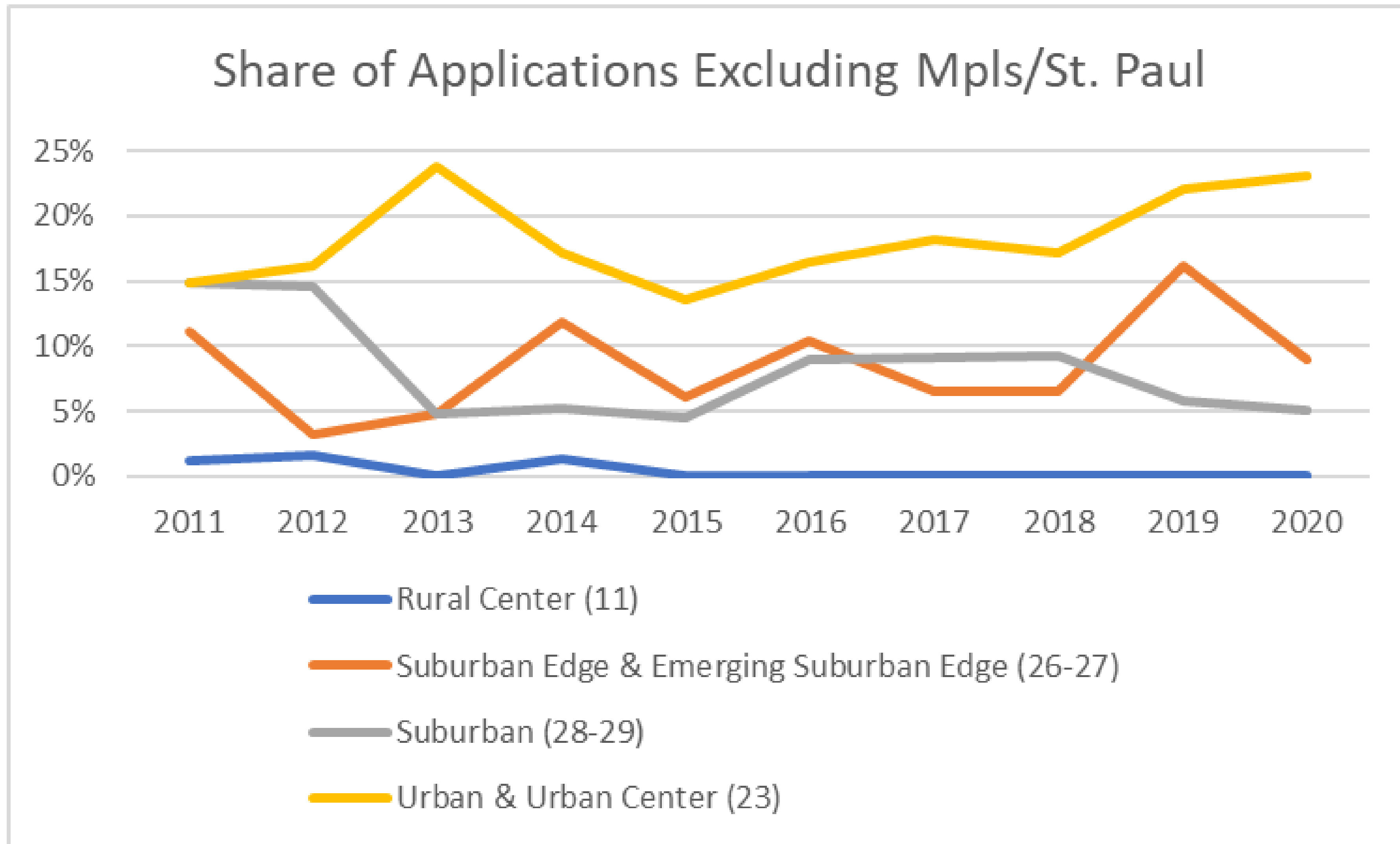
Outreach and Feedback: What We Heard

- Some communities with more suburban and rural development patterns feel that they are not competitive
- Some smaller communities with less staff capacity feel that they are not competitive
- Some criteria were not well-defined and allowed too much subjectivity in scoring
- Understanding of innovation and demonstration criteria varied widely and was particularly unclear

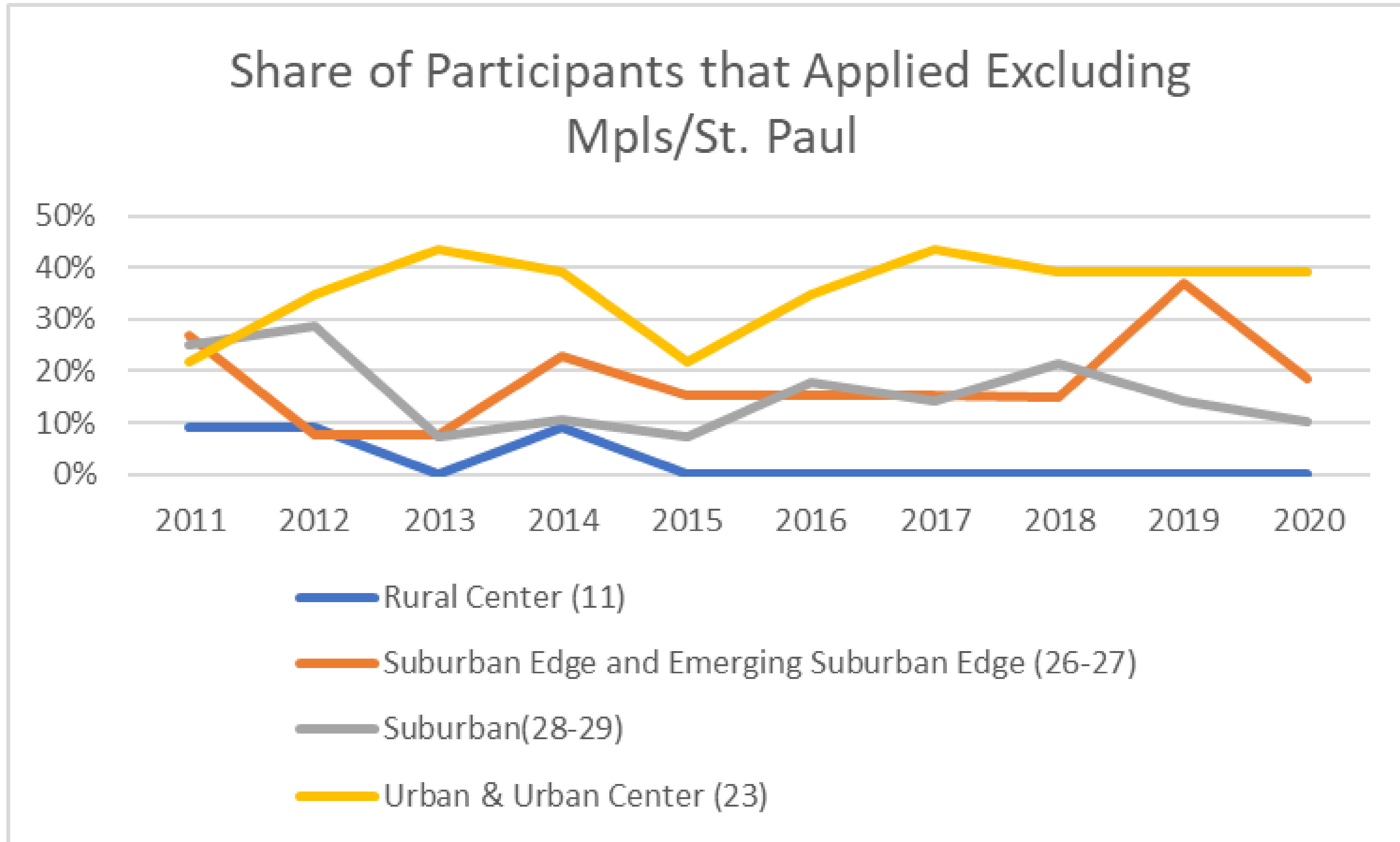
Data Analysis: What We Learned



Data Analysis: What We Learned



Data Analysis: What We Learned



Scoring Assessment: What We Learned

- Some scoring criteria is not clearly linked to statute or Council policy
 - Innovation
 - Demonstration value

“Ability to glean and share demonstration and/or innovation findings...”

“New development concepts, strategies, elements...”

“...demonstrates TOD design principles beyond a conventional project...”

Scoring Assessment: What We Learned

- Some scoring criteria is not able to be measured objectively or consistently
 - Catalyst
 - Readiness

“Status of regulatory approvals” and “Status of other funding commitments”

“The extent to which the proposed project will support wealth building for residents ...”

“The proposed development project will catalyze additional efforts to further community development goals”

Communications Redesign

New Structure

- Program guides in web content
- Key information in Program Essentials documents
- Resource library

LCA Website


The screenshot shows the Metropolitan Council website's navigation menu with categories: COMMUNITIES, PARKS, TRANSPORTATION, WASTEWATER & WATER, HOUSING, and PLANNING. The 'COMMUNITIES' menu is expanded to show: Services, Economic Competitiveness, Livable Communities Grants (highlighted), Livable Communities Demonstration Account (LCDA), Transit-Oriented Development (TOD), Tax Base Revitalization Account (TBRA), Local Housing Incentives Account (LHIA), Apply for LCA Grants, Grants Administration, and Resource Library.

We have a new website!
We re-designed the LCA website to make our program information easier to find. We would love to hear your feedback on the new site and to know if there is any information that is missing or difficult to find. Please send any questions or comments to hannah.gary@metc.state.mn.us

LIVABLE COMMUNITIES GRANTS

Livable Communities Act (LCA) grants are awarded to **participating communities** in the seven-county metro region. Through four different grant programs, LCA grants help communities achieve development goals that create more housing choice, support living wage job creation, and connect jobs, housing, and regional amenities to create a more equitable region.

Each of the four LCA grant programs has a different focus:



Housing, Jobs, Efficient Growth

The **Livable Communities Demonstration Account (LCDA)** supports development and redevelopment projects that link housing, jobs and services and use community and regional infrastructure efficiently.

Funds available in 2021
Pre-Development: \$500,000 each round
Development: \$9 million

Key dates
Pre-Development
April 21: Round One applications due
June: Round One funding decision
July 21: Round Two applications due
September: Round Two funding decision

2021 Schedule

LCDA & TOD Pre-Development

- April 21: Round One applications deadline - June funding decision
- July 21: Round Two applications deadline - September funding decision

TOD Development

- September 7: Application deadline – December funding decision

LCDA Development

- September 27: Application deadline – January funding decision

LCDA and TOD Pre-Development Grants

Overview

- Changes for 2021: Scoring, new eligible activities, new schedule, more funding available, new eligible activities
- Funding Available: \$500,000 per round, up to \$150,000 per city per round
- Response to COVID: up to one-year extension as needed, TOD eligibility maintained at 2020 ridership levels
- Match amount: 25%

Key Dates

- April 21: Round One Due
- July 21: Round Two Due

Eligible Pre-Development Activities

What

- Environmental sustainability planning
- Site planning and design
- Affordable housing capital assessments
- Financial modeling
- TOD zoning ordinances

How and Who

- Equitable development strategies
 - Design workshops and community engagement
 - Community benefits agreement
 - Understanding history of discrimination and land ownership
 - Project studies including health impacts, displacement risk, equity impacts

Ineligible Pre-Development Activities

- A full list of ineligible activities can be found on the LCA website
 - Work done before the grant was awarded
 - Soft costs which are not directly related to an awarded grant activity
 - Corridor, small area or station area plans
 - Area analysis of alternatives for market mix
 - Strategies for land banking and acquisition
 - Building design/architectural work
 - Generic traffic study, environmental review such as AUAR, EAW, or EIS, appraisals, etc.
 - Administrative overhead

Pre-Development Scoring Criteria

- What: Proposed Project Outcomes
 - Potential for the Project to Further LCA and Thrive Goals of Housing, Jobs, Compact Connected Development, and Environment & Livability
- What: Proposed Pre-Development Activity Outcomes
 - Potential for Pre-Development Activities to Achieve Project Outcomes
- How: Proposed Project Process
 - Community Engagement, Representation, and Agency
- Who: Proposed Project Team
 - Reflective and Responsive, Capacity

LCDA and TOD Development Grants

Overview

- Changes for 2021: Scoring, new eligible activities, new schedule
- Response to COVID: TOD eligibility maintained at 2020 ridership levels
- Funding Available:
 - LCDA: \$9 million
 - TOD: \$4 million
- Match amount: None

Key Dates

- TOD: September 7
- LCDA: September 27

Eligible Development Activities

- Environmental sustainability (ex: stormwater, pervious pavement, green roofs)
- Project site (ex: public art, site prep, public space)
- Improved Connections (ex: public sidewalk improvements, utility extensions)
- Design and Community Engagement
- Site Acquisition for Affordable Housing and Jobs
- Rehab and Preservation of Affordable Housing
 - Exterior improvements
 - Interior improvements
 - 60% AMI for 15 years

Ineligible Development Activities

- Solar
- Most soft costs
- Activities completed before the date of award
 - Site acquisition is the only exception
- Upgrades for market rate units
- Private gathering space at market rate units

Development Scoring Criteria

- What: Proposed Project Outcomes
 - Housing, Jobs, Compact Connected Development, and Environment & Livability
- How: Proposed Project Process
 - Community Engagement, Representation, and Agency
- Who: Proposed Project Team
 - Reflective and Responsive, Capacity

Equity criteria: big changes!

- What: Proposed Project Outcomes
 - How is the project/location proactively attempting to reduce racial disparities (housing, jobs, transit)?
- How: Proposed Project Process
 - How is the project process proactively including and giving agency to those least represented and most impacted, AND/OR
 - How is the project/location proactively increasing access to those least represented in that community?
- Who: Proposed Project Team
 - Is the project team reflective and responsive to the community being served by the project?

Scoring Explanation and Support

- Stepping back for a minute
 - Project Profiles
 - Evaluation guidance for scoring criteria

Applying for a Grant

- Using WebGrants
- Tips for Project Teams on website
 - Early communication
 - Have a sub-recipient agreement
- Applications open one month before applications are due

Who can apply?

Local government organizations that **participate in the Local Housing Incentives Account Program** and counties or development authorities (for example, Housing and Redevelopment Authority, Economic Development Authority, or Port Authority) in the seven-county metro region.

Developers, individuals, or community organizations cannot apply directly to LCA programs. However, developers and community organizations can and often do work with a government partner to apply.

Applicants with housing projects should have a locally adopted Fair Housing Policy. For more information about adopting a Fair Housing Policy, see the [LCA Resource Library](#).

How do I apply?

LCDA, LCDA-TOD, and TBRA applications are submitted through WebGrants, an online grants portal. If you are new to WebGrants (you have never had an account before) you will need to create an account. LHIA applications go through [Minnesota Housing](#).

- **For government organization staff:** Send a list to the Program Manager of everyone who will collaborate on the application. All collaborators will then be approved soon after registration.



APPLY ON
WEBGRANTS

❖ USING WEBGRANTS

❖ TIPS FOR PROJECT TEAMS

Resource Library

The LCA Resource Library offers a variety of resources to help you best meet LCA goals.

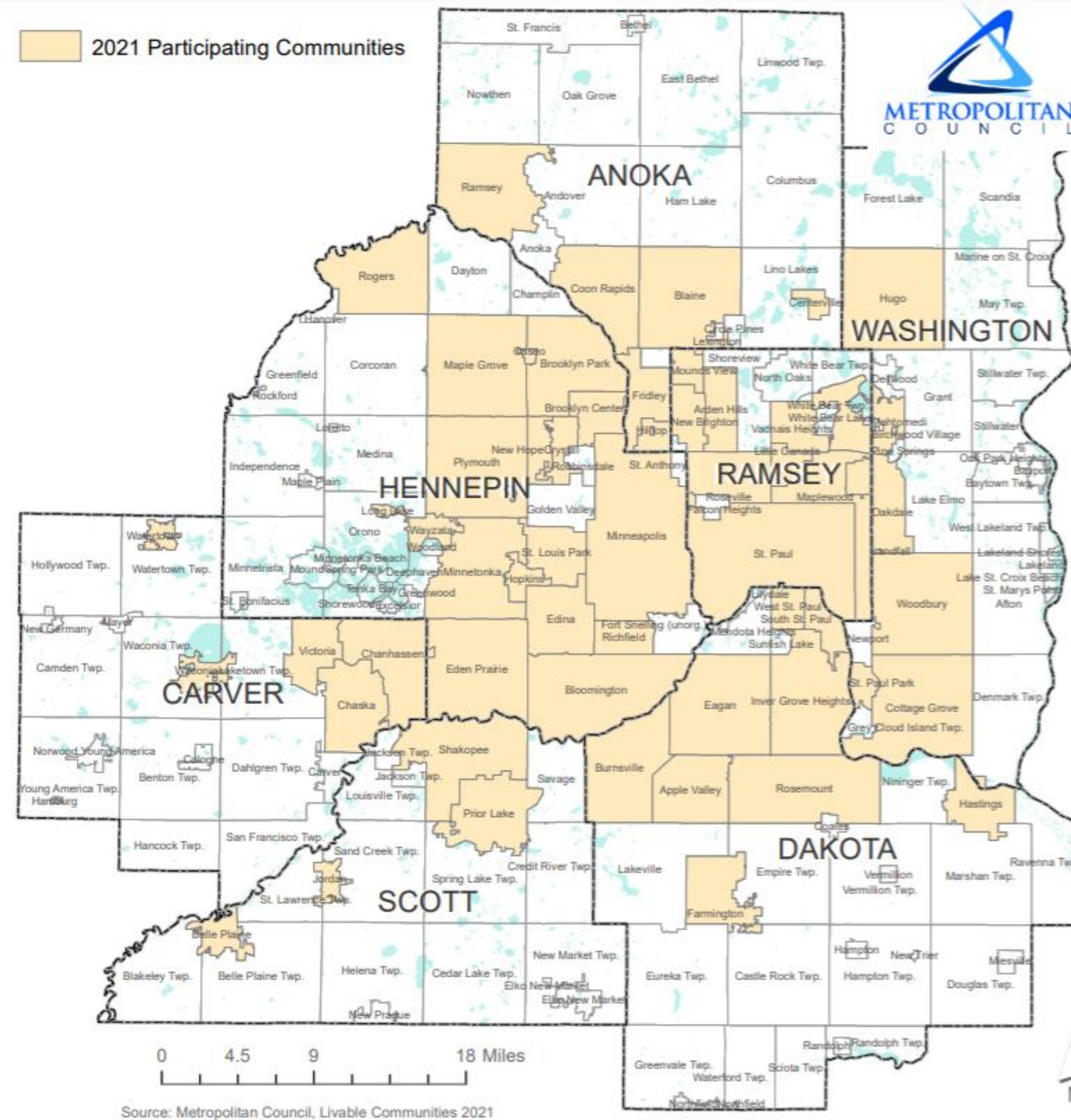
APPLICATIONS	SUSTAINABILITY	TRANSPORTATION	DEVELOPMENT
❖	EQUITABLE DEVELOPMENT		
❖	COMMUNITY ENGAGEMENT		
❖	PUBLIC SPACE AND SITE DESIGN		
❖	HOUSING		
❖	BROWNFIELD REDEVELOPMENT		

Technical Assistance

- Focused on helping applicants be as competitive as possible
- Webinars
 - Covering key concepts including Development Process, Equity, Environment, Design
 - Registration coming soon
- Hands-on Workshops
 - Apply on the LCA website by 3/26 on participate in one or more of the Workshops
 - Email stephen.klimek@metc.state.mn.us with any questions

Next Steps

- Contact Program Officers as you start the application process
- If you are a developer or community group, get in touch early with the City staff where your project is
- Participate in upcoming technical assistance sessions



Thank You!

- Tara Beard (Manager): tara.beard@metc.state.mn.us
- Hannah Gary (LCDA): hannah.gary@metc.state.mn.us
- Stephen Klimek (TOD): stephen.klimek@metc.state.mn.us