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)?

Tax Base Revitalization Account (TBRA) and Local Housing Incentives Account (LHIA)

LCDA and TOD: Evaluation summary

Walk through of LCDA and TOD Pre-Development and Development program and scoring criteria
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
### Spring

<table>
<thead>
<tr>
<th>Month</th>
<th>Activity</th>
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<tbody>
<tr>
<td>March</td>
<td>Notice of Funding Availability</td>
</tr>
<tr>
<td>May 3</td>
<td>Applications due</td>
</tr>
<tr>
<td>June</td>
<td>Community Development Committee Recommendations</td>
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<tr>
<td>July</td>
<td>Council Awards</td>
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<table>
<thead>
<tr>
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<tr>
<td>Investigation</td>
<td>$125,000</td>
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### Fall

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<tbody>
<tr>
<td>August</td>
<td>Notice of Funding Availability</td>
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<tr>
<td>November 1</td>
<td>Applications due</td>
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<tr>
<td>December</td>
<td>Community Development Committee Recommendations</td>
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<td>January</td>
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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

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

Share of Applications by Community Designation

- Rural Center (11)
- Suburban Edge & Emerging Suburban Edge (26-27)
- Suburban (28-29)
- Urban & Urban Center (23)
- Mpls/St. Paul (2)
Data Analysis: What We Learned

Share of Applications Excluding Mpls/St. Paul

- Rural Center (11)
- Suburban Edge & Emerging Suburban Edge (26-27)
- Suburban (28-29)
- Urban & Urban Center (23)
Data Analysis: What We Learned

Share of Participants that Applied Excluding Mpls/St. Paul

- Rural Center (11)
- Suburban Edge and Emerging Suburban Edge (26-27)
- Suburban(28-29)
- Urban & Urban Center (23)
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
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
The LCA Resource Library offers a variety of resources to help you best meet LCA goals.

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<thead>
<tr>
<th>APPLICATIONS</th>
<th>SUSTAINABILITY</th>
<th>TRANSPORTATION</th>
<th>DEVELOPMENT</th>
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<tr>
<td>EQUITABLE DEVELOPMENT</td>
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<td>COMMUNITY ENGAGEMENT</td>
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<td>PUBLIC SPACE AND SITE DESIGN</td>
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<td>HOUSING</td>
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<td>BROWNFIELD REDEVELOPMENT</td>
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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