

# LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA)

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

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Build or preserve affordable housing, priority for projects that serve residents who have barriers finding safe, affordable housing, have the deepest affordability, and/or include supportive services or other needed services	8	<ul style="list-style-type: none"> <li>• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing?</li> <li>• Will the project expand housing choices in the census tract, relative to housing choices in the city overall?</li> <li>• Will the project include housing units affordable to households earning 30% Area Median Income or less?</li> <li>• Will supportive services be provided for residents?</li> </ul>	<ul style="list-style-type: none"> <li>• Create a type of housing that is for populations with the least housing choices. Examples include units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities)</li> <li>• Create a type of housing that is less represented in the project area than the city, using either project profile data or a locally identified housing need. Considerations could include housing tenure (rental vs. ownership), affordability, or population served (people living with disabilities, senior etc.)</li> <li>• Add or preserve deeply affordable units (30% AMI or below)</li> <li>• Add or preserve affordable housing</li> <li>• Include supportive services for residents as part of the development project or through a partnership with an external provider</li> </ul>
	Build new affordable housing that helps the City meet their share of the region's need for affordable housing at affordability levels needed most; <b>OR</b> 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		<ul style="list-style-type: none"> <li>• If new construction, how well do the affordability limits correspond to the <a href="#">City's allocation of affordable housing need?</a></li> <li>• If preservation, how well do the affordability limits correspond to the City's residents that are experiencing housing cost burden (paying more than 30% of a household's gross income toward housing)?</li> <li>• Is the project creating or preserving affordable housing in an area known to have lost or are expected to lose existing affordable housing within the next year?</li> </ul>	<ul style="list-style-type: none"> <li>• If new construction, help meet the city's need for future affordable housing at needed levels of affordability based on housing need listed on the <a href="#">Project Data Profile.</a></li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>• If preservation, help preserve affordable housing at affordability levels that are needed most. Preservation is needed most in areas with more cost-burdened residents. Cost-burdened population is listed in the <a href="#">Project Data Profile.</a></li> <li>• Create or preserve affordable housing in an area where affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide.</li> </ul>

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<b>Housing</b>	Further equity outcomes in housing access*	<b>3*</b>	<ul style="list-style-type: none"> <li>• Who is primarily being served through the housing portion of the project?</li> <li>• How is the project helping to reduce disparities in housing?</li> <li>• How is the development designed to meet specific and future needs of the future residents?</li> <li>• How is the project supporting community building or maintaining existing community relationships?</li> <li>• How has the design, programming, and services planning been responsive to the needs of future residents?</li> </ul>	<ul style="list-style-type: none"> <li>• Set at least 20% of the units' rent at the small area market fair value and accept Housing Choice Vouchers.</li> <li>• Go beyond the Fair Housing Marking plan as defined by HUD.</li> <li>• Be in a city with policies that protect tenants (e.g., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies).</li> <li>• Have a property manager, if known, with equitable screening practices and eviction/non-renewal records.</li> <li>• Affordable and market rate units are indistinguishable in mixed-income buildings</li> <li>• Include income averaging or preserve affordable housing units in an area where displacement is likely so residents can stay in their chosen communities</li> <li>• Provide programming so residents can build relationships with one another</li> <li>• Include community gathering space for residents</li> <li>• Provide services or partner with service providers, for example health care or social work services</li> </ul>

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Economic Opportunity	Create or preserve permanent jobs <b>OR</b> create workforce development/training opportunities; (priority for projects with full-time, living wage jobs)	8	<ul style="list-style-type: none"> <li>Will the future development project create or preserve living wage jobs (jobs that earn \$57,700/year or more)?</li> <li>Will the project create training or workforce development opportunities that will prepare participants for full-time, long-term employment that will pay a living wage and offer benefits?</li> </ul>	<ul style="list-style-type: none"> <li>Living wage jobs paying \$57,700 annually created/preserved relative to other applications, especially if existing project area jobs pay lower average wages than jobs in the city or in the region.</li> <li>Create training opportunities that will support participants getting full-time, long-term jobs in the future.</li> </ul>
	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		<ul style="list-style-type: none"> <li>Will the project create new jobs or training programs in health care, technology or environmental sectors?</li> <li>Will the project create jobs or training programs that meet a specific city economic development or workforce development policy?</li> <li>Is the project creating or preserving industrial jobs near transit, highways, rail freight facilities, airports, or ports?</li> </ul>	<ul style="list-style-type: none"> <li>Identify new jobs or job training programs in technology, environmental, or health care sectors.</li> <li>Identify new jobs or job training programs in an industry sector prioritized by the city</li> </ul>
	Further equity outcomes in access to economic opportunity*	3*	<ul style="list-style-type: none"> <li>Will the jobs and/or training opportunities be accessible and available to underrepresented or underemployed people?</li> <li>Is the business model going to support wealth building for residents from communities who have experienced historic wealth extraction?</li> </ul>	<ul style="list-style-type: none"> <li>Create living wage jobs and/or training opportunities in areas with more unemployment compared to the city or the region</li> <li>Jobs are targeted toward specific populations (e.g., under/unemployed, folks leaving incarceration, folks with development disabilities).</li> <li>Project creates wealth building opportunities for communities who have experienced historic wealth extraction</li> <li>Jobs/employers that support upward mobility (e.g. trainings, mentorship programs, promotional tracks, career pathways)</li> <li>Commercial space that provides support for incubation and/or entrepreneurship</li> <li>Workforce development programs to support more employment options in the future</li> <li>Business is owned by residents who typically experience the most economic hardship such as new immigrants or residents who identify as Black, Indigenous, or People of Color</li> </ul>

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Increase density or intensity of land use in the project area; <b>OR</b> Preserve an existing building that newly activates or preserves activity in the area.	8	<ul style="list-style-type: none"> <li>Is the project maximizing the potential density and activity of the site?</li> <li>Is the preservation or rehab maintaining existing density and/or activity on the site?</li> </ul>	<ul style="list-style-type: none"> <li>More units per acre or higher job intensity than currently exists in the project area/on the project site.</li> <li>Project densities and FARs that maximize the local regulatory requirements.</li> <li>Project is bringing a new use to an existing building or site that has been vacant or underutilized</li> <li>Rehab or preservation project is intentional about maintaining existing high levels of intensity and activity</li> </ul>
	Make it easier and more comfortable for people to access their daily needs and desired amenities; <b>OR</b> Preserve existing connections to transportation options if project is preservation or rehab		<ul style="list-style-type: none"> <li>Will the project enhance or improve transit/transportation connections between complementary uses (e.g., connecting housing and grocery stores)?</li> <li>If the project is a preservation/rehab project, how are uses being maintained to continue to meet residents' needs?</li> <li>Is the project team being intentional in creating connections between the project and nearby greenspaces?</li> </ul>	<ul style="list-style-type: none"> <li>Bring new uses to the project area that encourage activity at and around the project</li> <li>Add uses that are easily accessible parts of a daily or weekly routine (e.g., grocery store and housing near a daycare)</li> <li>Understand what needs are important for residents and preserve connections to continue to meet those needs</li> <li>Preserve or introduce affordable housing within 1/4 mile of a park, trail or other greenspace</li> <li>Site design connecting to greenspace with wayfinding encouraging use of the greenspace, trails, and/or transit networks</li> <li>Connect to walking, biking, or transit networks around the project site</li> <li>Include plantings, lighting, or other furnishings to create a more pleasant experience moving to and through the project site</li> <li>Greenspace or recreation area(s) that can be used by all residents or visitors, considering age, ability, and recreation/gathering preference</li> </ul>
	Further equity outcomes in access to services and amenities*	3*	<ul style="list-style-type: none"> <li>How is the project better connecting residents in divested areas with needed and/or desired services and amenities?</li> <li>How is the project including the needs of people who will spend time in and around the project?</li> <li>How is the project increasing access to parks or greenspaces for residents who have historically faced barriers to access?</li> </ul>	<ul style="list-style-type: none"> <li>Access to services and amenities through transit or other forms of transportation, including walking, biking, or rolling</li> <li>The project introduces services and/or amenities that are most wanted by residents experiencing disparities</li> <li>Improved transit, walking or rolling amenities or infrastructure, especially if there are more households than average nearby who rely on transit for commuting compared to the city or the region</li> <li>Consider the sensory experience of a range of people, particularly neurodivergent residents or visitors (e.g. including specific sensory areas for people with ASD)</li> <li>Include culturally relevant public art, landscaping, and wayfinding</li> <li>The project provides physical improvements and/or programming for more residents of color to feel safe, welcomed, catered to, and comfortable using nearby local and regional parks (e.g. trail connections, wayfinding, culturally relevant events etc.)</li> </ul>

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Minimize greenhouse gas emissions	8	<ul style="list-style-type: none"> <li>Does the project understand and mitigate its impact on greenhouse gas emissions?</li> </ul>	<ul style="list-style-type: none"> <li>Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure)</li> <li>Maximize energy efficiency (e.g., implement SB2030, LEED, 2020 MN Overlay &amp; Guide to the 2015 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles).</li> <li>Integrate renewable energy, reduce material waste during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions.</li> </ul>
	Conserve natural resources, include or address resilience needs and/or advance climate adaptation and mitigation strategies.		<ul style="list-style-type: none"> <li>Does the project conserve and protect natural resources such as water, vegetation, and wildlife?</li> <li>Does the project minimize/disconnect impervious surfaces?</li> <li>Are greenspace areas naturalized to the native environment?</li> <li>Will greenspace maintenance minimize/eliminate the use of fertilizers/chemicals?</li> <li>Does the project preserve or include portions of an existing building?</li> <li>Is the project using sustainable building materials?</li> </ul>	<ul style="list-style-type: none"> <li>Project conserves natural resources where possible</li> <li>Greenspace areas include native plantings or other elements that bring it closer to its natural state.</li> <li>Project considers and mitigates impacts on air, water, soil, vegetation and wildlife.</li> <li>Use pervious parking and other paving materials</li> <li>Project or site includes the adaptive reuse of an existing building structure or reuses building materials</li> <li>Site is designed to minimize impact on natural resources</li> <li>The project includes district-wide approaches to environmental sustainability (e.g., stormwater management, heating and cooling)</li> </ul>
	Further equity outcomes in environmental impact and resilience*	3*	<ul style="list-style-type: none"> <li>Is the project team prioritizing sites that have the most to gain, from an equity standpoint, for redevelopment?</li> <li>Does the project team understand environmental issues in the project area and how the project will impact those issues?</li> <li>Has the project and its team developed building or site solutions with residents, workers, or organizations in the area related to climate change and/or past environmental harms?</li> </ul>	<ul style="list-style-type: none"> <li>The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionately affected by past environmental harms</li> <li>The project team has worked with nearby businesses or organizations to learn more about environmental issues like runoff</li> <li>Reduce GHG and conserve natural resources in areas where that has not been prioritized or in areas that have experienced past environmental harms</li> <li>The project addresses resilience issues relevant to its site and context (i.e. manages flooding in an area at risk of flood, includes a Resilience Hub for the community, residents have an emergency management plan)</li> </ul>

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## HOW: PROPOSED PROJECT PROCESS

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The project reflects the culture and needs of the community it is intending to serve*	8*	<ul style="list-style-type: none"> <li>Who will benefit from the project, now and in the future?</li> <li>How will public engagement plans include those historically left out of community engagement (e.g., communities of color, first generation immigrants, non-English speaking residents, persons with disabilities and give those participants power in the process?</li> <li>How is the plan responding to community demographics in the area?</li> <li>How is the project team understanding development history of the project area and previous engagement work that has been done?</li> <li>Does the project team have a direct connection to the project area, or the community being served by the project?</li> </ul>	<ul style="list-style-type: none"> <li>A description of how engagement will include agency and power for those most impacted by inequities.</li> <li>Plans to pay underrepresented communities for their time and expertise</li> <li>The project team has researched and considered outcomes of previous engagement activities in the project area and is using that to inform current and/or future engagement</li> <li>Engagement strategies are developed after taking historical development context into consideration and understanding the relationship between residents and new development/re- development as well as government institutions</li> <li>The project team included culturally relevant and responsive planning and design to best meet the needs of future residents (e.g., what community space is included, what art is included, etc.)</li> <li>A direct connection between demographic makeup of the project area and the lived experience of project team-members (in a meaningful and appropriate way) or their experience responding to the needs of that or similar communities.</li> <li>A direct connection between the population intended to be served (e.g., persons with disabilities, persons experiencing homelessness) and the personal or work experience of project team members</li> <li>Culturally specific community gathering spaces with the goal of strengthening cultural ties and honoring cultural history</li> <li>Support economic stability and/or stronger social connections (e.g., providing food or other basic needs, mutual aid support, community- oriented programming)</li> <li>Provide easier access to culturally appropriate healthy food, improve opportunities for active transportation, design to support mental health (e.g., intentional inclusion of greenspace, culturally responsive design, available services)</li> </ul>
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3	<ul style="list-style-type: none"> <li>Has the city taken steps to define and understand local disparities?</li> <li>Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes?</li> <li>Is the city taking tangible actions to integrate equitable development practices?</li> </ul>	<ul style="list-style-type: none"> <li>The city identified or is in the process of identifying existing city-level disparities (e.g., housing, employment, wages).</li> <li>The city is identifying measurable outcomes around disparities in order to track progress and be accountable</li> <li>The city has adopted policies, like a disadvantaged business enterprise (DBE) policy, racial equity action plan, inclusionary zoning or environmental sustainability building standards or workforce programs that prioritize equitable development outcomes.</li> <li>The city participates in GARE, has an equity, human rights or similar commission or advisory committee that informs local decisions, or other municipal efforts to address inequities</li> </ul>