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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	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, for projects with the deepest affordability, and for those including supportive services or other needed services	**8**	• Will the project meet the needs of a specific population who has challenges finding safe, affordable housing? • Will the project expand housing choices in the census tract in which the project is located, relative to housing choices in the city overall? • Will the project include housing units affordable to households earning 30% Area Median Income or less? • How many affordable units (60% AMI or lower for a minimum of 15 years) will be created or preserved? • Will supportive services be provided for residents?	• 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) • 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 (senior, etc.) • Add or preserve deeply affordable units (30% AMI or below) • Add or preserve affordable housing; projects will be scored relative to each other's total affordable unit count • Include supportive services for residents as part of the development project or through a partnership with an external provider
	Create new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; **OR** Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households		• If new construction, how well do the affordability limits correspond to the City's allocation of affordable housing need? • 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 rent toward housing)? • 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?	• If new construction, help meet the city's need for future affordable housing at needed levels of affordability **OR** If preservation, help preserve housing at affordability levels that are most needed by comparing shares of cost burdened households by levels of income to units affordable at those income levels. (Allocation of affordable housing need (for new construction) and shares of cost burdened households by income level (for preservation) are provided in project profiles) • Creating or preserving affordable housing in an area where the applicant can identify any recent loss of affordable housing or can describe how existing affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area (e.g., census tract) versus city-wide. (Affordable housing loss or affordable housing loss risk will be considered in the context of the community)

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Housing	Further equity outcomes in housing access*	2*	• Who is primarily being served through the housing portion of the project? • How is the project helping to reduce disparities in housing?	• Set at least 20% of the units' rent at the small area market fair value and accept Housing Choice Vouchers. • Go beyond the Fair Housing Marking plan as defined by HUD. • 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). • Have a property manager, if known, with equitable screening practices and eviction/non-renewal records. • Affordable and market rate units are indistinguishable in mixed-income buildings
	Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7	• How is the development designed to meet specific needs of the future residents? • How is the project supporting community building or maintaining existing community relationships? • How has the design, programming, and services planning been responsive to the needs of future residents?	• Preserve affordable housing units so residents can stay in their chosen communities • Provide programming so residents can build relationships with one another • Include community gathering space for residents • Include income averaging so residents can stay in their home if their income changes • 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.)

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	8	• Will the future development project create or preserve living wage jobs (jobs that earn $51,300/year or more)?	• Living wage jobs 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.
	Create or preserve jobs that support economic stability of the community in the project area		• Will the jobs add economic diversity and growth to the area? • Is business ownership local? Will the ownership or leasing arrangement encourage growth of owner equity for small businesses, cooperatives, entrepreneurs or micro-businesses? • Will the project minimize market leakage and increase spending power?	• Jobs/employers that support upward mobility (e.g., trainings, mentorship programs, promotional tracks, career pathways). • Commercial space that provides support for incubation and/or entrepreneurship. • Workforce development programs to support more employment options in the future • Provide businesses that fill a gap in the project area (e.g., putting in a grocery store in an area where residents have to leave their neighborhood/city to get groceries), especially in areas that have been disinvested
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities and/or create/preserve industrial jobs with access to regional transit systems		• Will the project create new jobs or training programs in regionally prioritized industry sectors such as health care, technology or the environment? • Will the project create jobs or training programs that meet a specific city economic development or workforce development policy? • Is the project creating or preserving industrial jobs near transit, highways, rail freight facilities, airports, or ports?	• Identify new jobs or job training programs in regionally prioritized industry sectors, such as technology, environment, or health care. • Identify new jobs or job training programs in an industry sector prioritized by city policies
	Further equity outcomes in access to economic opportunity*	2*	• Will the jobs and/or training opportunities be accessible and available to underrepresented or underemployed people?	• Create living wage jobs and/or training opportunities in areas with more unemployment compared to the city or the region • Jobs are targeted toward specific populations (under/unemployed, folks leaving incarceration, folks with development disabilities).

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	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Jobs	Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7	• How is the project providing new employment options in the project area?	• Jobs provided by worker-owned cooperative businesses. • Preserve a business that is critical to the economic ecosystem of the project area
	Provide meaningful and appropriate engagement, including a variety of stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by the project		• What kind of jobs are being created through this project? • How is the project creating more opportunities for residents experiencing economic disparities?	• Entrepreneurship or incubation space for local small businesses • The businesses are focused on hiring un/underemployed local residents who experience economic disparities • Create wealth building opportunities for local residents (e.g., small business space, contracting with local residents for project development and construction) or residents experiencing economic disparities

What: Proposed Project Outcomes

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Increase density or intensity of land use on the site or in the project area if new construction; **OR** Preserve or intensify land use and density on the site or in the project area in a way that uses an existing building more efficiently	8	• Is the project increasing the housing units per acre or job intensity in the project area? • Is the project maximizing the potential density of the site? • How is the preservation using the building and/or site more efficiently?	• More units per acre or higher job intensity than currently exists in the project area/on the project site. • Project densities and FARs that maximize the local regulatory requirements. • Project is bringing a new use to an existing building or site that has been vacant or underutilized
	Takes advantage of available connections between housing, jobs, services and amenities across the region using existing and planned transportation systems		• Will the project enhance or improve transit/transportation connections between complementary uses (e.g., connecting housing and grocery stores)?	• Improved transit amenities, especially if there are more households than average nearby who rely on transit for commuting compared to the city or the region. • Creation of shared vehicle resources. • Increase in potential transit ridership.
	Increase diversity of uses and activities in the project and/or access to services and amenities, with a focus on complementary uses and human-centered experiences		• Is the project introducing different kinds of uses where there is a lack of diversity? • Is the project increasing access to services and/or amenities? • Is the new use filling a need that also supports existing uses? • How does the project and site design promote easy multimodal access?	• Bring new uses to the project area that encourage activity at and around the project • Include universal design principles in the project and/or site design • Adding uses that are easily accessible parts of a daily or weekly routine (e.g., grocery store and housing near a daycare) • Include multimodal transportation options and provide a safe experience for people walking and/or biking to and through the project site
	Further equity outcomes in access to services and amenities*	2*	• How is the project better connecting residents in divested areas with needed and/or desired services and amenities?	• Access to services and amenities through transit or other forms of transportation, including walking or biking • The project introduces services and/or amenities that are most wanted by residents experiencing disparities

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Compact, Connected Development	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation in and around the project site, especially those that contribute to larger existing or planned networks	**7**	• How is the project considering the needs of people who will spend time in the project and designing to meet those needs? • Is the project supporting a better experience for people who will walk and/or bike to the project site?	• Consider the sensory experience of a range of people, particularly neurodivergent residents or visitors (e.g., including specific sensory areas for people with ASD) • Improving the infrastructure for people who walk, bike, or use other forms of mobility to get to the project site and use project features • Include plantings, lighting, or other furnishings to create a more pleasant experience moving to and through the project site
	Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and project area		• How is the project making space for different ways of access and interaction? • Does the project include programming and/or features to help build community between existing residents and future residents, employees, or visitors of the project? • Does the project include usable and effective greenspace on the site?	• Public features include and integrate people with a range of physical, sensory, and cognitive abilities, such as adaptive playground equipment or specific sensory areas • Project includes, for example, a community garden or offers community events in a public space on the project site • Include culturally relevant public art, landscaping, and wayfinding • Greenspace or recreation area(s) that can be used by all residents or visitors, considering age, ability, and recreation/gathering preference

What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Maximize access to local and regional parks and trails and green space through outreach, site design, or programming	8	• Is the project team being intentional in creating connections between the project and nearby greenspaces? • Is the project team partnering with a local group to encourage use of nearby greenspace?	• Preserve or introduce affordable housing within ¼ mile of a park, trail, or other greenspace • Programming or partnership with local parks agency to encourage resident or employee connection with nearby greenspace • Site design connecting to greenspace with wayfinding encouraging use of the greenspace
	Minimize greenhouse gas emissions		• Does the project understand and mitigate its impact on greenhouse gas emissions?	• Reduce the need to rely on a car (e.g., provide car sharing, reduced parking, enhanced bike/pedestrian infrastructure) • Maximize energy efficiency (e.g., implement SB2030, LEED, 2020 MN Overlay & Guide to the 2015 Green Communities Criteria, Xcel Energy Multifamily Energy Efficiency Program, or other widely recognized energy efficiency program principles). • 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.
	Conserve natural resources, including reuse/preservation of an existing building		• Does the project maximize opportunities to conserve and protect natural resources such as water, vegetation, and wildlife? • Does the project minimize/disconnect impervious surfaces? • Does surface parking use pervious materials? • Are greenspace areas naturalized to the native environment? • Will greenspace maintenance minimize/eliminate the use of fertilizers/chemicals? • Does the project preserve or include portions of an existing building?	• Project sustainability features that respond to the context of the project location. • Project considers and mitigates impacts on air, water, soil, vegetation and wildlife. • Project or site includes the adaptive reuse of an existing building structure or reuses building materials • Site is designed to minimize impact on natural resources
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*	• How is the project increasing access to parks or greenspaces for residents who have historically faced barriers to access? • Is the project approaching environmental sustainability with a focus on environmental justice?	• The project provides physical improvements and/or programming for more residents of color to feel safe, welcomed, catered to, and comfortable utilizing nearby local and regional parks (e.g., trail connections, wayfinding, culturally relevant events, etc.) • The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionally affected by past

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What: Proposed Project Outcomes

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Environment and Livability	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms	7	• Is the project team prioritizing sites that have the most to gain, from an equity standpoint for redevelopment? • Does the project team have an understanding of environmental issues in the project area and how the project will impact those issues? • Has the project team identified a specific disparity and focused multiple efforts on addressing that disparity?	• The project includes district-wide approaches to environmental sustainability (e.g.,stormwater management, heating and cooling) • The project team has worked with nearby businesses or organizations to learn about environmental issues like runoff
	The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes		• Are there site or building design features intentionally included to increase the resilience of residents or workers in the area who might experience stress or shocks? • 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?	• Reduce GHG and conserve natural resources in areas where that has not been prioritized or in areas that have experienced past environmental harms • 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)

How: Proposed Project Process

Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*	5*	• Where did the need for the project come from (e.g., private market, local policy, community, communities of color)? • Who will benefit from the project, now and in the future?	• Project needs were identified to reduce inequities or were identified by those most impacted by inequities. • The project is expected to provide short- and long-term benefits to individuals and communities most impacted by inequities

Indicates an equity scoring criteria

How: Proposed Project Process

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Process	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	**3***	• Has the city taken steps to define and understand local disparities in measurable outcomes influenced by development patterns and decisions? • Has the city adopted policies that are intended to mitigate disparities and/or create more equitable development outcomes? • Is the city taking tangible actions to integrate equitable development practices?	• The city identified or is in the process of identifying existing city-level disparities (e.g., housing, employment, wages). • 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. • 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
	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by inequities.	**7**	• 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? • How is the plan responding to community demographics in the area? • How is the project team understanding development history of the project area and previous engagement work that has been done?	• Engagement strategies are targeted to residents and employees in the area given demographics of the project area. • A description of how engagement will include agency and power for those most impacted by inequities. • Plans to pay underrepresented communities for their time and expertise • 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 • 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
	The project and the team use a strategic and integrated approach to addressing equity issues		• Has the project team identified a specific disparity and focused multiple efforts on addressing that disparity?	• The project team has included an advisory committee of residents most impacted by disparities to identify equity priorities addressed by the project • The scope is expanded beyond a traditional development to sustainably address an equity issue in the project area • Address the equity issue from multiple angles and/or at multiple scales (e.g., including wrap-around services in affordable housing after that was identified through engagement)

Indicates an equity scoring criteria

Who: Proposed Project Team

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
Project Team	The project forms partnerships between government, private for-profit, and non-profit sectors	8	• Does the project team include members from different kinds of organizations in the project area?	• The project team includes members from different sectors outside of just the applicant city and the developer. • The project team includes partnership that are specifically designed to meet the needs of the population the project is intending to serve
	Local efforts to contribute to the project financially, considering the context of community capacity		• Is the applicant - or project city if the applicant is a County or other development authority - investing in the project financially given its capacity and financial circumstances?	• The city is contributing financially to the project through TIF, bonds, or other means that work best for the city • Local financial contributions to the project. • Strong local support for project.
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*	• Does the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, developer) reflect or have experience working effectively with those historically impacted by racial or other inequities, or are traditionally under-represented in the community or the region?	• 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. • A direct connection between the population intended to be served (i.e., persons with disabilities, persons experiencing homelessness) and the lived experience of project team-members or their experience responding to the needs of that or similar communities.
	The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5	• Do the funding sources make sense for this project?	• Identified sources that could cover the total cost of the development • The identified sources are feasible for the project type
Equity	The intended outcomes of the project will result in more equitable outcomes	2	• How is the project intentionally focusing on reducing disparities? • If services are included in the project, what is the scale and depth of the services? • Is the project helping to reduce health disparities by focusing on social determinants of health? • Is the project trying to restore past harms? • How is the project improving community resilience?	• Services include community members outside of residents or employees in the project building • The project is providing easier access to culturally appropriate healthy food, improves opportunities for active transportation, design to support mental health (i.e., intentional inclusion of greenspace, culturally responsive design, available services) • Include ownership of space/land by residents most impacted by land ownership and economic disparities • Culturally specific community gathering spaces with the goal of strengthening cultural ties and honoring cultural history • Support economic stability and/or stronger social connections (i.e., providing food or other basic needs, mutual aid support, community-oriented programming)

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