

# Pre-Dev

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: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Thrive goals:

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
<b>LCA and Thrive Goals</b>	Increase choice in local housing options by adding new housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	<b>10</b>	<ul style="list-style-type: none"> <li>• Will the future development project create or preserve affordable housing?</li> <li>• Will the project provide a mix of housing affordability that matches the need?</li> <li>• Will the project bring different housing types to the area, such as number of bedrooms or rental/ownership opportunities?</li> <li>• Will the project meet the needs of a specific population who have a challenge finding safe, affordable housing?</li> </ul>	<ul style="list-style-type: none"> <li>• Help meet the city's need for future affordable housing at levels of affordability that reflect that need.</li> <li>• Help preserve housing at affordability levels that are most needed, based on shares of housing cost burdened households (households spending more than 30% of their gross income on housing) by income.</li> <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>• Preserve affordable housing in an area with a higher share of cost burdened households (paying more than 30% of income) than in the city or region.</li> <li>• 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)</li> <li>• Include supportive services for residents</li> <li>• Include units with deep affordability (at or below 30% AMI)</li> </ul>
	Create or preserve permanent jobs opportunities with priority for accessible, living wage jobs		<ul style="list-style-type: none"> <li>• Will the future development project create or preserve living wage jobs (jobs that earn wages higher than 185% of the federal poverty guideline - or \$51,300/year)?</li> <li>• Will the jobs be accessible and available to underrepresented or underemployed people?</li> <li>• Will the jobs add economic resilience and growth to the area?</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Jobs that come from small businesses and/or commercial space that will be targeted toward local small businesses.</li> <li>• Commercial space that provides support for incubation and/or entrepreneurship.</li> <li>• Jobs provided by worker owned cooperative businesses.</li> <li>• Jobs/employers that support upward mobility (e.g., training, mentorship programs, promotional tracks, career pathways).</li> <li>• Jobs are targeted toward specific populations (under/un-employed, folks leaving incarceration, folks with developmental disabilities).</li> </ul>

## What: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Thrive goals:

	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
LCA and Thrive Goals	Intensify land uses on the site and take advantage of connections between housing, jobs, services and amenities across the region and in the project area		<ul style="list-style-type: none"> <li>• How will the proposed project relate to the context of the project area's land uses, amenities, activities and environment?</li> <li>• Will the proposed project increase how often and what time of day there is activity in the area?</li> <li>• Will the proposed project enhance or improve local (pedestrian, bicycle, etc.) or regional (transit, transportation) connections between complementary uses (for example, connecting housing and grocery stores)?</li> <li>• Will the proposed project increase density and activity on the project site?</li> </ul>	<ul style="list-style-type: none"> <li>• Take advantage of existing transportation options in the project area (improved transit amenities, creation of shared mobility resources, new/ improved pedestrian/bicycle infrastructure), especially if there are more households than average nearby who rely on transit for commuting compared to the city or region.</li> <li>• Increase complementary amenities in the area (e.g., housing with more bedrooms and affordable day care options, housing units and grocery stores or pharmacies).</li> <li>• Increase potential transit ridership.</li> <li>• Improve access/awareness of nearby park and trail amenities</li> </ul>
	Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources		<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 and increase material reuse during construction and in building operations, relative to its location in the region and its potential impact on greenhouse gas emissions.</li> </ul>

## What: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Thrive goals:

LCA and Thrive Goals	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
	Further equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections*		<ul style="list-style-type: none"> <li>How will the project help to reduce racial disparities in the region given its context?</li> </ul>	<p><b>Jobs</b></p> <ul style="list-style-type: none"> <li>Be in a city with DBE policies that apply to this project.</li> <li>Create jobs for an employer (if known) that is making efforts to hire and retain residents most impacted by economic inequities</li> <li>Create jobs located in areas with more under/unemployment than the city or region.</li> <li>Create jobs located near high frequency transit</li> </ul> <p><b>Housing</b></p> <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 (i.e., 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, eviction, and non-renewal records.</li> </ul> <p><b>Compact, Connected Development</b></p> <ul style="list-style-type: none"> <li>Reverse commute trips, different kinds of trips at different times, and/or connecting areas with more low-income residents or high unemployment with jobs</li> </ul> <p><b>Environment &amp; Livability</b></p> <ul style="list-style-type: none"> <li>The project provides physical improvements and/or programming for more residents of color feel safe, welcomed, catered to, and comfortable utilizing nearby local and regional parks (e.g., trail connections, wayfinding, culturally relevant events, etc.)</li> <li>The project is focused on mitigating negative environmental impacts in areas where residents have been disproportionately affected by past environmental harms (e.g., soil or water contamination, air pollution, heat island, for example Minneapolis Green Zones)</li> </ul>

# Pre-Dev

How: Pre-Development Project Process				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
<b>Process</b>	Project process will include analysis of who will benefit most from the project and in what ways, and use findings to influence equitable development strategies and outcomes	<b>12</b>	<ul style="list-style-type: none"> <li>Where did the need for the project come from (e.g., private market, local policy, community, communities of color)?</li> <li>Who will benefit from the project, now and in the future?</li> </ul>	<ul style="list-style-type: none"> <li>Project needs were identified to reduce inequities or were identified by those most impacted by inequities.</li> <li>The project is expected to provide short-and long-term benefits to individuals and communities most impacted by inequities. This includes those who interact with the project in the future as well as those involved in development of the project.</li> </ul>
	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 inequities		<ul style="list-style-type: none"> <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> </ul>	<ul style="list-style-type: none"> <li>Engagement strategies are targeted to residents and employees in the area given demographics of the project area.</li> <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> </ul>
	Degree to which overall Pre-development efforts and proposed grant activities further vision/goals of the future development project.		<ul style="list-style-type: none"> <li>What is the project team trying to learn to inform key components of the project?</li> <li>How will the grant requested activities and pre-development efforts help the project team achieve LCA and Thrive goals?</li> </ul>	<ul style="list-style-type: none"> <li>The grant requested activities and pre-development efforts are going to answer key questions about how the project can meet LCA and Thrive goals (e.g., determining level of affordability, designing a stormwater management plan, conducting community engagement)</li> <li>The grant activities and pre-development efforts will help the project team meet LCA and Thrive goals</li> </ul>

Who: Pre-Development Project Team				
	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
<b>Who Is Involved</b>	The strength of the partnership between the applicant (City/County/HRA/EDA) and development partner(s), including the level of support and engagement the applicant has with the project	<b>10</b>	<ul style="list-style-type: none"> <li>• Is there a specific plan for partners to work together to complete grant activities?</li> <li>• Has the city identified and shown initial support for any future approvals needed?</li> <li>• Does the project align with local small area or redevelopment plans?</li> </ul>	<ul style="list-style-type: none"> <li>• The local government applicant will use a sub-recipient agreement with the development partner.</li> <li>• Project roles are defined and described (i.e., who will be doing what?).</li> <li>• The project aligns with local plans and anticipated approvals are identified and considers likelihood of future local support for the project.</li> </ul>
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way*		<ul style="list-style-type: none"> <li>• Is the project team (meaning any person or organization with a decision-making role, i.e., advisory group member, consultant, service provider, developer) intentionally structured to 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?</li> <li>• Do the grant activities seek to build the team in such a way?</li> </ul>	<ul style="list-style-type: none"> <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 lived experience of project team-members or their experience responding to the needs of that or similar communities.</li> <li>• A request for grant activities that seek to further develop project teams to include members that provide meaningful perspective and expertise given area demographics or the population intended to be served.</li> </ul>
	The project forms partnerships between government, private for-profit, and nonprofit sectors		<ul style="list-style-type: none"> <li>• Does the project team include members from different kinds of organizations in the project area?</li> </ul>	<ul style="list-style-type: none"> <li>• The project team includes members from different sectors outside of just the applicant city and the developer.</li> <li>• The project team includes partnership that are specifically designed to meet the needs of the population the project is intending to serve</li> </ul>