PRE-DEVELOPMENT

Funding

Available Funding: $2,000,000

Award Limit: $300,000 per city per round

Application Limit: No more than six per city per round

Local Match: None

Grant Term: Two years (up to one year extension possible)

Distribution: 50% of the award may be disbursed upfront when an agreement is signed between city and project team*
Not all cities will participate. Contact city staff to learn more.

Key Dates

Round One Due: April 22, 2024

Round One Decision: June, 2024

Round Two Due: July 22, 2024

Round Two Decision: September, 2024

Pre-Development Eligible Costs

WHAT: PROPOSED PROJECT OUTCOMES

Environmental Sustainability

- Soil testing to determine feasible land uses (not environmental testing)
- Project-specific or district-wide stormwater management plans, district-wide heating and cooling plans, and district-wide waste management plans that conserve natural resources and mitigate impacts on climate change
- Passive building design and energy efficient improvement planning
- Development of Travel Demand Management Plan or other strategies to reduce emissions in and around the project site
- Landscaping plans that will conserve natural resources, increase greenspace, and prioritize native plants and pollinators
- Sustainability assessments, design and engineering (for example project/district stormwater management and district heating/cooling)

Site Planning

- Development of site plans, public realm plans, and/or outdoor recreation plans
- Public art design process to create an intentionally designed piece of public art. The design process should include an artist or arts organization.
- Phasing or staging plans for an identified parcel or multiple contiguous parcels
- Site selection between 2 -3 potential sites
- Additional design work to include Universal Design or other accessibility features beyond local requirements
- Culturally specific site design and planning to best reflect priorities of the community/ies being served by the project
- Alternative Urban Areawide Review (AUAR)
- Architectural design services (schematic design, design development and construction documents)

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Eligible Costs

WHAT: PROPOSED PROJECT OUTCOMES

Acquisition and Preservation/Rehab

- Physical or capital needs assessment or energy audits for rehab of affordable housing buildings and/or units (only eligible for units affordable at 60% of AMI with income restrictions in place for a minimum of 15 years) or economic opportunity projects that meet outlined scoring criteria.
- Appraisal for site acquisition
- Strategies for site acquisition

Financial Models

- Financial modeling to determine finance structure for project development and long-term management of affordable housing and jobs projects located in low income areas
- Feasibility studies to determine project feasibility, a housing mix that increases housing choice or commercial mix to support living wage jobs, or a market study to determine the demand for the proposed development project or project elements

HOW AND WHO: PROPOSED PROJECT PROCESS AND PROJECT PARTNERS TO SUPPORT EQUITABLE DEVELOPMENT STRATEGIES

- Design workshops and community engagement activities that center those least represented and most impacted by historic racial inequities (including but not limited to compensation for consultants leading work, participants, advisory committee members, childcare, food for engagement events)
- Community Benefits Agreement, Health Impact Assssment, displacement risk assessment and/or mitigation plan, Displacement prevention planning, equity analysis impact analysis, wealth building planning
- Developer mentoring for new and/or small developers (have completed three or fewer development projects)
- Project management for new and/or small developers (have completed three or fewer development projects OR have a development team of five people or fewer)

Ineligible Costs

- Corridor, small area or station area plans
- Strategies for land banking
- Permits, legal fees not directly related to producing an eligible activity, or fees for processing construction documents and project applications
- Administrative overhead and soft costs which are not directly related to an awarded grant activity
- Work done before the grant was awarded

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Pre-Development Scoring Table

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: Pre-Development Project Outcomes		
The goals and vision of the proposed project would meet one or more of the following LCA and/or Thrive goals:		
Criteria:		Points
LCA and Thrive Goals	Add new housing types and create or preserve affordable housing. Priority for projects with deep affordability and/or serving populations who have barriers to finding housing	16
	Create or preserve long-term living wage jobs or support economic opportunity for communities of historic wealth extraction	
	Increase or preserve (for preservation/rehab projects) density on the site and make it easier for people with mobility barriers to easily access housing, jobs, services, and amenities	
	Minimize climate change and/or environmental impact for residents in areas most negatively impacted by environmental justice	
How: Pre-Development Project Process		
Process	Show an understanding of who will benefit most from the project and in what ways, and use this understanding to shape equitable development strategies and outcomes	14
	The project reflects the culture and needs of the community it is intending to serve	
	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	
Total		30
Applications must score at least 20 of the 30 points available		