



LCDA & TOD Development

2024 Informational Session



What We Will Cover

Agenda

- LCDA & TOD Development program overview
- Changes for 2024
- Program details
 - Key dates
 - Scoring
 - Eligible activities
- Past projects
- Application resources
- Q&A



What is LCA Development?



LCDA & TOD Development Program Goals

Shared Goals

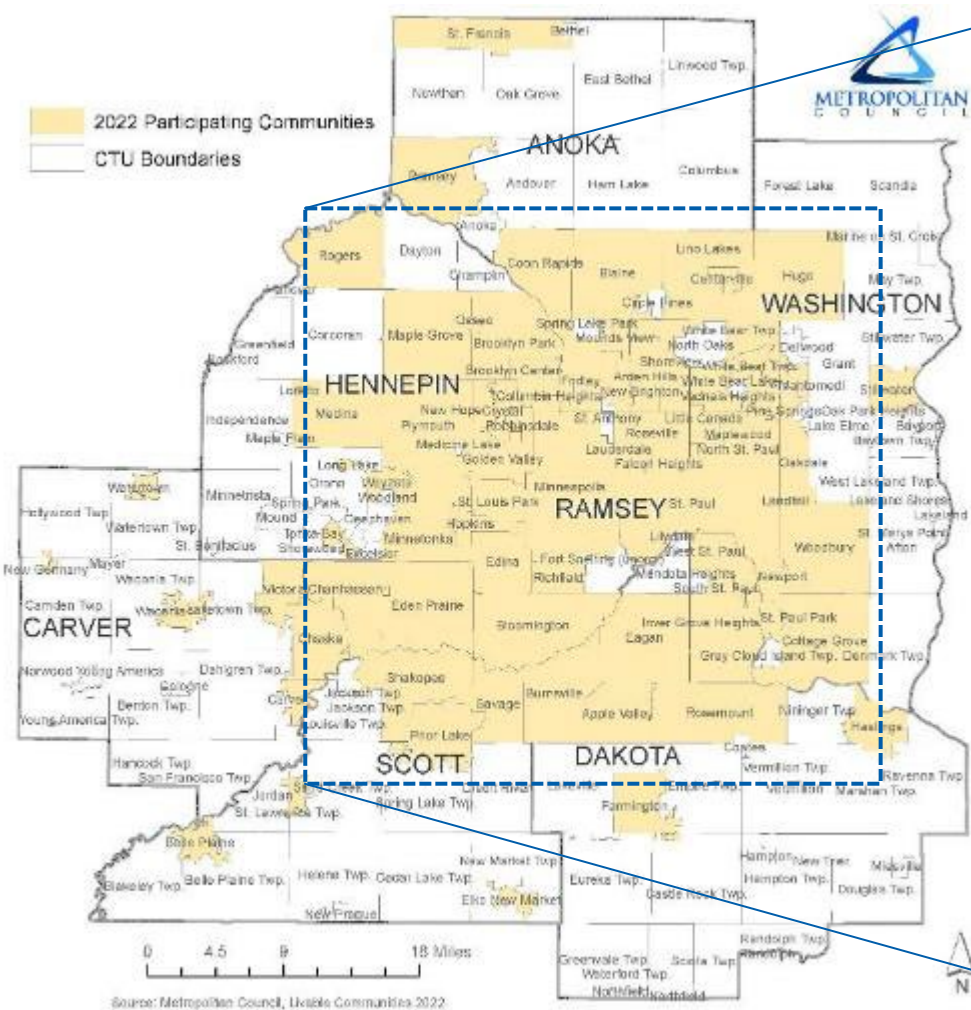
- **Maximize connections** between housing, jobs, and regional amenities like parks, trails, and cultural centers
- Create more **housing choices** through introducing new housing types or preserving affordable housing, **minimizing the project's impact on climate change** through sustainable site design and building practices
- Contribute to an **economically prosperous and equitable region** by creating living wage jobs accessible to local workers

TOD Goal

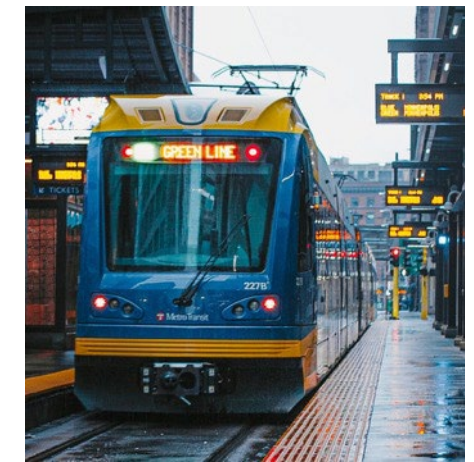
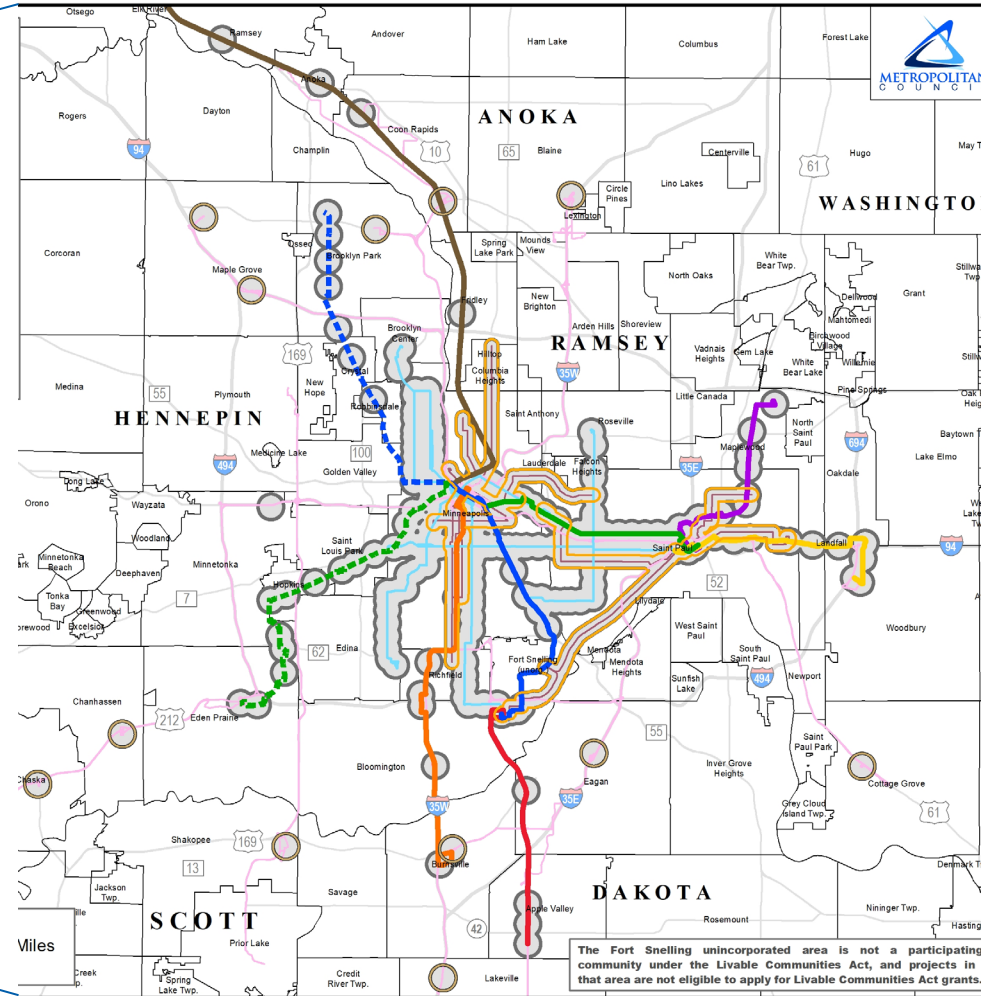
- Support **dense, diverse development** that that emphasizes pedestrian activity and **increases transit ridership** and multimodal transportation

TOD Eligibility

LCA



TOD



2024 Changes



LCDA & TOD Changes

- Single step review process
 - No minimum score to advance to second round of review
 - External reviewers will score all applications
- Project Team and Project Process combined into a single scoring category

Program Details

LCDA Funding

- **\$9.8 million** available
- No more than 40% to Minneapolis/Saint Paul

TOD Funding

- **\$5.5 million** available
- **Limit of \$2 million** per city
- Only eligible in TOD Areas



Key Dates

Deadlines

- **July 15:** Applications open
- **August 12:** Applications due
- **October:** Funding recommendation

Grant Terms

- **Three-year term**
- Up to a **two-year extension** if needed



How does LCA work?

Application Process

- The city is the applicant. Developers cannot apply
- The grant agreement is between the city and the Met Council
- Most cities have a separate agreement with the development team



Minneapolis & Saint Paul Projects

Minneapolis and Saint Paul have pre-applications to select which applications they will sponsor.

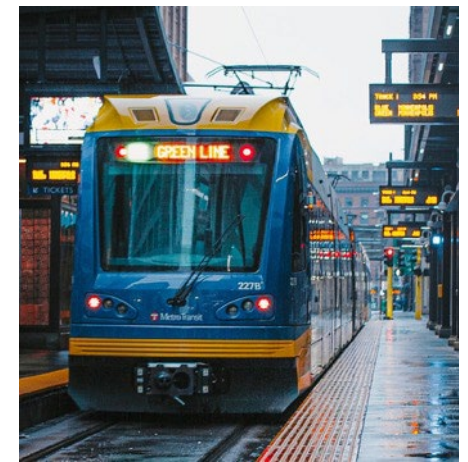
The pre-applications for both cities have closed.

Scoring

Scoring for Equity

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.



LCDA & TOD Scoring



Scoring Categories

- **What:** Project outcomes
 - Housing, jobs, compact & connected development, environment & livability
- **How:** Project Process
 - Community engagement, city steps towards equity, representation of project team

Eligible Activities



Categories

- **Environmental Sustainability**
 - Stormwater management, green roofs, alternative energy sources, EV charging, district systems
- **Project Site**
 - Intentional public spaces, public art design process and installations, demolition, grading and soil correction
- **Improved Connections**
 - Pedestrian landscape enhancements, universal design elements, sidewalks, bike facilities, street connections, shared parking, utility extensions, broadband

Eligible Activities



Limited Categories

- **Site Acquisition**
 - For affordable housing projects or projects focused on economic opportunity
 - Holding costs up to 5% of the awarded acquisition amount or \$100,000
- **General Construction, Rehab & Preservation**
 - For affordable housing projects or projects focused on economic opportunity

*Affordable housing is 60% AMI for at least 15 years for rental and 80% AMI or below for ownership

Using WebGrants

Grants Portal

- Application submission
- Grant reporting
- Disbursement requests

The screenshot shows the Metropolitan Council WebGrants portal. At the top left is the Metropolitan Council logo. Below it is a navigation bar with links for Menu, Help, and Log Out. To the right of the navigation bar are utility icons for Back, Print, Add, Delete, Edit, and Save. Below the navigation bar is a welcome message: "Welcome Sydney Tester". Underneath is a "Main Menu" section with the instruction "Click Help above to view instructions." and a list of menu items: Instructions, My Profile, Funding Opportunities, My Applications, My Grants, and My Environmental Reviews.

Using WebGrants



Accounts and Access

- City staff will start and submit the application
- Send a list of everyone who will be working on an application with the city
- Developers: Wait to register for an account until the city has sent the list of collaborators
 - You will need to create an account if you have never had one before
 - If you have an account and have access to that email address, you don't need a new account

Using WebGrants

Adding Collaborators

- Council staff will link collaborator accounts to the city
- City staff will add collaborators to the application in the General Information section

The screenshot displays the 'Application' page in the WebGrants system. At the top, there are navigation links for 'Menu', 'Help', and 'Log Out' on the left, and 'Back', 'Print', and 'Add' on the right. Below the navigation is a header for the 'Application' section. A yellow banner contains the instruction: 'This page must be completed and saved before proceeding with the rest of the application process.' The main content area is titled 'General Information' and contains several form fields: 'Primary Contact:*' is a dropdown menu with 'Sydney Tester' selected; 'Additional Grantee Contacts:' is a multi-select dropdown menu with 'Matt Gsellmeier', 'Niki Hill', 'Justin Michael', 'Tom Simonson', and 'Sydney Tester' listed; 'Project Title: (limited to 250 characters)*' is a text input field containing 'Test'; 'Authorized Official:*' is a dropdown menu with 'Sydney Tester' selected; and 'Organization:*' is a dropdown menu with 'SHOREVIEW, CITY OF' selected. A note below the 'Additional Grantee Contacts' dropdown reads: 'Select any additional contacts within your organization that will also manage this Grant'.

Post-Award

Administration Process

- Grants pay for activities started after grants have been awarded
- Costs are reimbursed when an invoice is submitted
- Payment will go from the Met Council to the city
- The city will send payments to the development team



Application Resources

Program pages

- [Changes](#)
- [Program Details](#)
 - Scoring, Eligible Activities, Requirements
- [FAQs](#)
- [Technical Assistance](#)
 - Webinar recordings & Takeaway summaries
- [Program Essentials PDF](#)
- [Evaluation Explanation PDF](#)

Mapping tools

- [LCA Project Data Profile Mapping Tool](#)
 - Census tract level information
- [LCA Make-A-Map](#)
 - Required attachment maps

Resource pages

- [Apply for LCA grants](#)
 - Using Webgrants
 - Tips for project teams
 - Application Resources, Documents & Policy Guides
 - Grants Process
- [Resource Library](#)
 - External references & best practices

Application Resources

Program Staff

- Email us
- Make an appointment through Bookings

COMMUNITIES	+
Services	+
Livable Communities Grants	+
Livable Communities Grant Programs	-
Tax Base Revitalization Account (TBRA)	

Meet with us to talk about your project!
Schedule a time to meet with the program coordinator for this grant program to talk about the scoring criteria, funding opportunities and how your project fits in. [Schedule a time here.](#)

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA)

Focus on housing, jobs, and efficient growth

The Livable Communities Demonstration Account (LCDA) provides funding for projects that increase access to housing, jobs, services and transit in an effort to support more equitable, livable communities in the region.

Example Projects

Emerson Village

- Deeply affordable units with services including job search support
- Engagement work started early with intentional partners connected to project
- Working to meet specific need identified in the community



Example Projects

30,000 Feet

- Economic opportunity for Black youth in the project area through job training and internships in tech and the arts
- Thoughtful connections between local high school and project site
- Focus on hiring staff of color who will be working primarily with youth of color



Example Projects

Opportunity Site

- C Line - Brooklyn Center Transit Center Station
- Begins the first subphase of 16-acre development
- Event Center with 24-hour Childcare and Academic Learning Center
- 60 units of deeply affordable housing



Tips for Successful Projects



Tell your story

- Why this project now, and why are you the right team to be doing this project?
- What is your connection to the project and the project area?
- What goals are you trying to accomplish with this project?

Talk with program staff before you submit an application

- Go over how you are talking about your project and how competitive your project might be

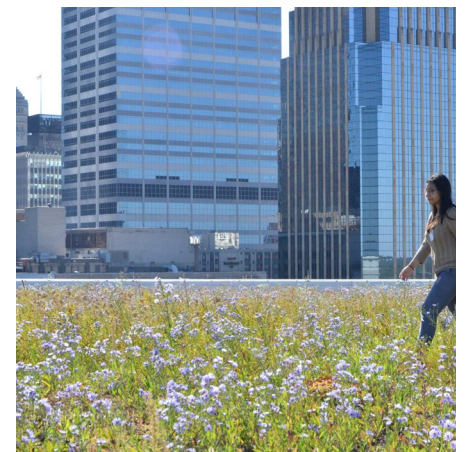
Review Evaluation Explanations

- Self-score and see how you think your project would do
- Pay attention to the examples of how to achieve points

Q&A

FAQ's

- What attachments are required?
- Do you score based on the budget items in the application?
- How do you choose which applications to fund?
- Should I apply to LCDA or TOD?





LCA Development Contacts

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