LCA 2021 Program Overview

What is the Livable Communities Act?
The Livable Communities Act, or LCA, provides grants to participating communities to help achieve development goals that create more housing choice, support more living wage jobs, and connect jobs, housing, and amenities to create a more equitable region.

Livable Communities Demonstration Account (LCDA)
- Maximize connections between housing, jobs, services, transit and regional amenities
- Support dense, diverse development
- 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

Transit Oriented Development (TOD)
- Provides funding for moderate- to higher-density projects located within easy walking distance of a major transit stop which typically include a mix of uses.
- Diversify uses and provide a higher concentration of amenities in compact transit station areas, contributing to high-quality pedestrian-oriented streets and public spaces encouraging the use of transit service.
- Integrate transportation, jobs, and housing, leverage private investment, advance equity, and increase transit ridership.

Tax Base Revitalization Account (TBRA)
- Provides $5 million annually to investigate and clean up brownfields — contaminated land, ground water, or buildings — for redevelopment.
- TBRA provides key support for a wide range of projects, from affordable and market rate multi-family housing to commercial and industrial redevelopment.

Local Housing Incentives Account (LHIA)
- Supports the production and preservation of affordable rental and ownership housing to help municipalities meet their negotiated LCA housing goals.
- Grant funds cover gap financing costs such as land/property/structure acquisition, demolition, site preparation (such as water, sewer, roads), general construction/structural additions, alterations and rehabilitation, interior and exterior finishing, roofing, electrical, plumbing, heating and ventilation.
Who can apply for a grant through LCA?
Local government organizations participating in the Local Housing Incentives Account, counties, or development authorities (HRA, Port Authority, EDA) in the seven-county metro region. Developers, individuals, or community organizations cannot apply directly to a LCA program but are strongly encouraged to work with a local government organization on an application.

**LCDA**
Pre-Development Funding
$500,000 available each round

Pre-Development Key Dates
April 21: Round One applications due
June: Round One funding decision
July 21: Round Two applications Due
September: Round Two funding decision

Development Funding
$9 million available

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**TOD**
Pre-Development Funding
$500,000 available each round

Pre-Development Key Dates
April 21: Round One applications due
June: Round One funding decision
July 21: Round Two applications Due
September: Round Two funding decision

Development Funding
$4 million available

Program Manager: Stephen Klimek
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**TBRA**
Funding
SEED: $500,000
Investigation: $125,000 each round
Cleanup: $2,625,000 each round

Key Dates
May 3: Spring Applications Due
July: Spring Funding Decision
November 1: Fall Applications Due
January 2022: Fall Funding Decision

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**LHIA**
Funding
$4 million

Key Dates
May 20: Intent to apply due
July 15: Application due
January 2022: Fall Funding Decision

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