

Community Development Committee

Meeting date: December 21, 2020

Subject: 2021 Livable Communities Act Program Criteria Discussion

District(s), Member(s): All

Policy/Legal Reference: Minn. Stat. § 473.25

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Division/Department: Community Development / Regional Planning

Proposed Action

Information item only.

Background

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities funds that includes program criteria developed by the Council. Building upon the [November 16, 2020 information item](#), staff is continuing conversations with the Community Development Committee before recommending adoption of criteria for 2021 LCA programs at the February 2, 2021 regularly scheduled committee meeting.

Staff have spent 2020 evaluating scoring criteria through a statutory and policy lens and have sought input on multiple aspects of LCA programs, including scoring criteria, from participant communities, Metro Cities, the Council's Land Use Advisory Committee, and other stakeholders. In addition, the Housing Work Group, a subgroup of Council members, has convened biweekly since July to explore and guide LCA evaluation efforts, with an emphasis on scoring criteria in recent months. These efforts have revealed opportunities to consider substantial changes to scoring criteria, especially in the Livable Communities Demonstration Account (LCDA) and the LCDA-Transit Oriented Development program (LCDA-TOD).

Feedback from the Committee will inform final recommendations for program and scoring criteria, which will be presented for Committee adoption at an upcoming meeting in early 2021.

Summary of Proposed Changes

Attached to this report is the 2020 program and scoring criteria for reference, and draft 2021 program and scoring criteria where minor or previously discussed changes are noted. At the December 21 committee meeting, staff and Council Member Reva Chamblis of the Council's Housing Work Group will present draft scoring criteria for 2021 that merits discussion and input from the Committee, including but not limited to:

- Recommended changes to scoring criteria and scoring processes that are directly related to furthering the Council's goal of reducing racial disparities and historic inequities in development patterns in the region;
- Adjustments to the points available in each scoring category to better align criteria with the priorities of the Livable Communities Act and *Thrive MSP 2040*; and
- Changes to readiness criteria that better reflect what influences project success and what is able to be objectively measured.

The following sections summarize at a high level the changes to each of the programs. The full draft of the evaluation criteria is contained in Attachment 2.

Tax Base Revitalization Account (TBRA)

Site Investigation:

- Minimum affordability consideration at 60% Area Median Income (AMI) instead of 80% AMI
- Additional criteria to prioritize projects with equitable outreach and engagement and to support equitable environmental protection

Contamination Cleanup:

- Minimum affordability consideration at 60% Area Median Income (AMI) instead of 80% AMI
- Additional criteria to prioritize projects with equitable outreach and engagement and to support equitable environmental protection
- Additional criterion to prioritize jobs in areas of higher poverty or unemployment

Seeding Equitable Environmental Development (SEED)

- Additional criteria to prioritize projects with equitable outreach and engagement and to support equitable environmental protection
- Additional criterion to prioritize jobs in areas of higher poverty or unemployment

Local Housing Incentives Account (LHIA)

- Additional criteria to prioritize new or preserved units relative to the community's affordable housing needs and goals
- Prioritizing large units that provide three or more bedrooms, rather than 2 or more bedrooms as in 2020

Livable Communities Demonstration Account (LCDA) and LCDA – Transit Oriented Development (LCDA-TOD)

Pre-development:

- Removal of Demonstration and Catalytic Value criteria
- More explicit description of LCA/Thrive goals pre-development activities should further and examples of those activities
- New or more specific equity criteria related to community engagement, equitable analysis of the project, and cultural competence of the development team

Development:

- Removal of Demonstration and Catalytic Value criteria
- Changes to equity-based criteria and addition of a minimum threshold
- Changes to point distribution to better align with stator purpose and Thrive outcomes
- Changes to readiness criteria and approach

LCDA-TOD: TOD Zoning:

- Removal of TOD Design and Demonstration and Catalyst categories
- More explicit description of LCA/Thrive goals pre-development activities should further through their TOD policy and examples of those activities

Attachments

Attachment 1: 2020 Scoring Criteria

Attachment 2: DRAFT 2021 Scoring Criteria

Attachment 1: 2020 Scoring Criteria

Tax Base Revitalization Account (TBRA)

The TBRA helps clean up contaminated land and buildings for subsequent development. These grants are intended to provide the greatest public benefit for the money spent, strengthen the local tax base, and create and preserve jobs and/or affordable housing. The TBRA is funded by a property tax levy established in statute that may not exceed \$5,000,000 annually.

Table. 1 Site Investigation Criteria

Evaluation Criteria for <u>TBRA</u> – Site Investigation	Possible Points
Increase to the Tax Base	
<ul style="list-style-type: none"> • Increase to the tax base of the recipient municipality based on a redevelopment proposal. 	5
Access to jobs and/or affordable housing (and economic competitiveness)	
<ul style="list-style-type: none"> • Potential to increase or retain the number of new full-time equivalent jobs for the region through adaptive reuse, infill development or redevelopment • Potential to add affordable rental or ownership housing units for households with incomes at or below 80% of Area Median Income (AMI) OR • Preserve existing affordable housing if <ul style="list-style-type: none"> ○ the building undergoes substantial rehabilitation ○ ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 80% of Area Median Income (AMI) AND ○ includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	5
Brownfield cleanup/environmental health improvements	
<ul style="list-style-type: none"> • Investigation of the most contaminated sites to provide the greatest improvement in the environment and the greatest reduction in human health risk • The applicant’s capacity to oversee environmental investigations and successfully complete site cleanup with prior Council-funded environmental investigations 	15
Orderly and Efficient Land Use	
<ul style="list-style-type: none"> • Show how the investigation supports the Council’s Thrive MSP 2040 goals by: <ul style="list-style-type: none"> ○ Likelihood of potential development to increase the use of transit, and/or ○ Supporting growth in the region through adaptive reuse, infill development or redevelopment • The Council will give priority to the re-use of vacant or abandoned sites 	15

Table. 1 Site Investigation Criteria

Evaluation Criteria for <u>TBRA</u> – Site Investigation	Possible Points
Readiness/Market demand	
<ul style="list-style-type: none"> • Demonstrate readiness to proceed with cleanup-site investigation • Demonstrate readiness to proceed with site cleanup • Demonstrate market demand for proposed redevelopment elements in the project area and demonstrate readiness to implement the proposed project if/when TBRA funding is provided, including identifying a developer and commitments by occupants. or future owners 	15
Partnership	
<ul style="list-style-type: none"> • Demonstrate established financial partnerships. Points are awarded for committing matching funds beyond the required minimum 25% match. 	5
TOTAL	
Applications must score 30 points or more out of 60 points to be considered for funding.	

Table 2. TBRA Contamination Cleanup Scoring Rubric

Evaluation Criteria for <u>TBRA</u> – Contamination Cleanup	Possible Points
Increase to the tax base	
<ul style="list-style-type: none"> • Increase the tax base of the recipient municipality • Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit immediately) 	25
Access to Jobs and/or affordable housing and economic competitiveness	
<ul style="list-style-type: none"> • Increase or retain the number of permanent jobs in the region • Increase job opportunities within micro-enterprises or new small businesses • Preserve and/or increase the number of permanent living wage jobs in the region • Increase permanent living wage jobs within and near areas of concentrated poverty • Construction of distribution facilities and commercial-industrial space for freight-generating industries near regional intermodal freight terminals • Add affordable rental or ownership housing units for households with incomes at or below 80% of Area Median Income (AMI) <p>OR</p> <ul style="list-style-type: none"> • Preserve existing affordable housing if <ul style="list-style-type: none"> ○ the building undergoes substantial rehabilitation: ○ doing so ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 80% of Area Median Income (AMI) AND ○ includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing <p>(A minimum of 20% of the total housing units proposed must be affordable for a project to be considered for affordable housing points, and the minimum term of affordability is 15 years.)</p>	25
Brownfield cleanup/environmental health improvements	
<ul style="list-style-type: none"> • Clean-up of the most contaminated sites to provide the greatest improvement in the environment and the greatest reduction in human health risk 	25

Table 2. TBRA Contamination Cleanup Scoring Rubric

Evaluation Criteria for <u>TBRA</u> – Contamination Cleanup	Possible Points
Orderly and efficient land use	
<p>Show how the cleanup and redevelopment project supports <i>Thrive MSP 2040</i> goals by:</p> <ul style="list-style-type: none"> • Supporting growth in the region and around regional transit through adaptive reuse, infill development or redevelopment to make the best use of public and private investment • Support for private investment in Areas of Concentrated Poverty particularly investment related to wealth-building strategies such as new micro-enterprise or new small business • Accommodating growth through increased redevelopment density • Providing or preserving housing choices to give people in all life stages and of all economic means viable choices for safe, stable and affordable homes including the willingness to accept Housing Choice Vouchers • Conserving vital regional natural resources features and functions • Conserving, restoring or protecting the region’s water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater • Commitment to resilient energy infrastructure through the use of renewable energy sources • Providing access to regional parks and trails and the transit network using a variety of modes of travel • Showing consistency of proposed use with regional highway system and investments in the regional transit system and showing potential for growth in transit service 	35
Readiness and market demand	
<ul style="list-style-type: none"> • Demonstrate readiness to proceed with project site cleanup • Demonstrate market demand for proposed redevelopment elements in the project area and demonstrate readiness to promptly implement the proposed project if/when TBRA funding is provided, including identifying an end-stage developer and commitments by occupants 	25
Partnership	
<ul style="list-style-type: none"> • Represent innovative partnerships among various levels of government and private for-profit and nonprofit sectors 	5
TOTAL	
Applications must score 70 points or more out of 140 points to be considered for funding.	

Seeding Equitable Environmental Development (SEED)

Using targeted funds from the TBRA, **SEED** helps clean up contaminated land and buildings in areas of concentrated poverty and doesn't require a future development project.

Table 3. TBRA SEED Scoring Rubric

Evaluation Criteria for TBRA - Seeding Equitable Environmental Development	Possible Points
Increase to the tax base	
<ul style="list-style-type: none"> Potential to increase the tax base of the recipient municipality based on the current tax base of the subject property and changes to the property classification OR based on the desired land use per a current request for proposals for redevelopment 	5
Access to jobs and/or affordable housing (and economic competitiveness)	
<ul style="list-style-type: none"> Potential for adding or retaining new jobs based or adding or preserving housing choices through adaptive reuse, infill development or mixed-use redevelopment based on existing land use designation and proximity to existing employment centers 	5
Reducing contamination risk and making health improvements	
<ul style="list-style-type: none"> Suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and characterization of risks particularly to vulnerable populations (e.g., infants, children and elderly) based on the current property use at or adjacent to the subject property 	15
Orderly and efficient land use	
<ul style="list-style-type: none"> Re-use of vacant lots or buildings Potential for new construction that will increase the intensity of land use comparing existing improvements, if any, and existing zoning designation Potential for increases in regional transit use Potential for construction of distribution facilities and commercial-industrial space for freight-generating industries near intermodal freight terminals Plan for interim use that increases visibility or improves marketability of the redevelopment opportunity 	15
Partnership	
<ul style="list-style-type: none"> Demonstrate public, not-for-profit or private commitment of financial resources and coordination of technical expertise to advance redevelopment opportunities Located within an active business improvement district 	10
Readiness	
<ul style="list-style-type: none"> Readiness to proceed with cleanup site investigation OR readiness to proceed with site asbestos and lead-based paint abatement Market demand for redevelopment 	10
TOTAL	
60	
Applications must score 30 points or more out of 60 points to be considered for funding.	

Local Housing Incentives Account (LHIA)

The LHIA helps expand and preserve lifecycle and affordable housing, both rented and owned. The LHIA annual base funding includes \$500,000 transferred from the LCDA tax levy plus \$1 million from the Council's general fund.

LHIA Threshold and Competitive Criteria

- A significant component of the project must serve households with incomes at or below 60% of Area Median Income (AMI) with a minimum affordability term of 15 years, for rental projects.
- Grantees must have an adopted Fair Housing Policy in order to receive Livable Communities Act Funding.
- Projects must have affirmative fair housing marketing plans.
- The Council will give priority to:
 - rental proposals creating or preserving affordability for persons at or below 30% of AMI;
 - proposals that serve large families by providing two or more-bedroom units; and
 - proposals meeting the needs of individuals and households experiencing long-term homelessness;
 - proposals that consider displacement impact and mitigation strategies; and
 - proposals that provide a housing type not currently available or serve a population not currently served in or near the project area.

Livable Communities Demonstration Account (LCDA)

The LCDA supports development and redevelopment projects that link housing, jobs and services and use community and regional infrastructure efficiently. The LCDA is funded by a property tax levy that is distributed among the regular LCDA, the LCDA-TOD and the LHIA.

Table 4. LCDA Pre-Development Scoring Rubric

Evaluation Criteria for LCDA Pre-Development	Possible Points
Livable Communities Act Goals	
<p>The proposed project’s ability to or assess the potential of the project to:</p> <ul style="list-style-type: none"> • Intensify land use, increase diversity of land uses, improve the pedestrian/bicycle environment and encourage community interaction at the site • Connect proposed and existing land uses and increase connections between housing, jobs, services and amenities • Conserve natural resources when feasible and follow sustainable site design practices • Increase housing choice and further City’s ability to meet their affordable housing goals 	11
Readiness	
<ul style="list-style-type: none"> • The project’s or proposal’s alignment with the City’s comprehensive or other local plans • The proposed project is ready and able to use the grant, if awarded, within the 24-month grant term 	17
Demonstration Value	
<ul style="list-style-type: none"> • Project or proposal includes process to share demonstration or innovation findings to other communities in the region • Extent to which the project incorporates or assesses feasibility to incorporate new development strategies to support identified community needs 	10
Catalytic Value	
<ul style="list-style-type: none"> • Extent to which pre-development activities will catalyze the LCA goals described above in the project of which it’s a part, or in the project area • Extent to which the project will support meeting identified community needs 	10
Partnerships and Process	
<ul style="list-style-type: none"> • Proposal provides for meaningful and appropriate public engagement during the pre-development phase and beyond • Proposal works with community partners to implement a displacement prevention strategy if needed • Engagement includes a variety of stakeholders 	12
Total	60
Applications must score 30 or more points to receive funding consideration	

Table 5. LCDA Development Scoring Rubric

Evaluation Criteria for LCDA – Step One	Possible Points
Efficient Land Use and Site Design	
<ul style="list-style-type: none"> The project’s ability to maximize the potential of the location through intensified land use and increased density The development introduces a diversity of uses to the project area The project includes internal pedestrian circulation which is convenient, efficient, and attractive throughout and around the project site The site is designed to facilitate pedestrian activity and considers first floor activity, parking location, and wayfinding 	15
Connections	
<ul style="list-style-type: none"> The development project takes advantage of or maximizes connections between or among housing, centers of employment, education, retail, and recreation uses through location or design The development provides convenient, efficient, and attractive access from the project site to the neighborhood or the surrounding community through infrastructure that emphasizes pedestrian and/or bike mobility The development creates opportunities for social interaction, through location, programming or design, to increase community connections 	8
Environmental Design	
<ul style="list-style-type: none"> The project conserves, protects, and enhances natural resources The project reduces greenhouse gas emissions and carbon use through the application of resilient energy infrastructure, green building design, energy efficiency standards, and/or the inclusion of renewable energy sources The project utilizes sustainable site design and conserves, restores, or protects the region’s water resources through best management practices or innovative design 	7
Jobs and Housing (Projects will be scored as Jobs or Housing projects, taking the highest score of either category)	
<p>Jobs Projects</p> <ul style="list-style-type: none"> The project’s ability to expand employment opportunities through the creation or preservation of permanent employment opportunities with emphasis on including living wage jobs and increasing diversity of jobs type in the area The creation of jobs in or near Areas of Concentrated Poverty that will be accessible to existing area residents There is an established process to advance and promote the employment of local workers The development prioritizes the preservation of existing small businesses and/or the ability to occupy commercial space with small with local small businesses The applicant’s policies, practices or programs that support Disadvantaged Business Enterprises The project’s proximity and access to employment centers with high job densities and its ability to enhance the local tax base <p>OR</p>	12

Table 5. LCDA Development Scoring Rubric

<p>Housing Projects</p> <ul style="list-style-type: none"> • The project provides or preserves housing types that contribute to a full range of housing choices • The addition of affordable housing, or preservation of affordable units • The acceptance of Housing Choice Vouchers • Housing affordability requirements (i.e. mixed income housing policies implemented by applicant) for development projects assisted with city funds or other fiscal devices 	
<p>Partnerships and Processes</p>	
<ul style="list-style-type: none"> • The project team involves partnerships among government, private for-profit and nonprofit sectors, and the local community • The project fills an identified and specific community need • Community engagement efforts are authentic, initiated early in the planning process, and plan to be maintained throughout the project’s duration, especially if project changes occur • The planning process is inclusive of and responsive to community participation, vision, and leadership • The project’s ability to work with community partners to assess displacement risk and implement a displacement prevention strategy if needed 	8
<p>Total 50</p>	
<p style="text-align: center;">Applications must score 25 or more points to advance to the Step Two evaluation process .</p>	
<p>Evaluation Criteria for <u>LCDA</u> – Step Two</p>	<p>Possible Points</p>
<p>Innovation and Demonstration</p>	
<p>The project provides demonstration value for the community and region through:</p> <ul style="list-style-type: none"> • New development concepts, strategies, elements, or partnerships in one or more of the scoring areas covered in the Step One evaluation process • Being a model of LCDA goals as defined in statute or described in Step One criteria • Incorporating equitable development strategies when planning and/or designing the proposed project • Ability to glean and share demonstration and/or innovation findings to other communities/projects in the region 	25
<p>Catalyst</p>	
<ul style="list-style-type: none"> • The proposed development project will catalyze additional efforts to further community development goals • The inclusion of strategies to support wealth building for residents within the community where the project is located 	10
<p>Readiness Assessment</p>	
<p>The development project is ready and able to use awarded grant funds within the 36-month grant term, based on an assessment including:</p> <ul style="list-style-type: none"> • The status of implementation tools – for example, zoning codes and other official controls, design standards, or development standards • The status of funding commitments and other indicators of readiness 	15

Table 5. LCDA Development Scoring Rubric

<ul style="list-style-type: none"> • Partnerships have been formalized and committed to and roles and contributions have been agreed to • The applicant's capacity to manage the grant partnership 	
Step Two Total	50
Combined Step One and Step Two Total	100
Combined Step One and Step Two scores must total 60 to be considered for funding.	

Livable Communities Demonstration Account – Transit Oriented Development (LCDA – TOD)

Using targeted funds from the LCDA, this program is focused on high density projects that contribute to a mix of uses in the TOD-eligible area. TOD-eligible areas can be along light rail, commuter rail, bus rapid transit, and high frequency bus corridors.

Table 6. LCDA-TOD Pre-development Scoring Rubric

Evaluation Criteria for <u>LCDA-TOD Pre-Development</u>	Possible Points
Applications will be evaluated on the degree to which the proposed activities will enhance the potential for their associated development or redevelopment project to:	
Transit Accessibility, Walkability, and Ridership	
<ul style="list-style-type: none"> • Make or assess potential of the TOD Area to be more transit-oriented OR the degree to which the existing area is already supportive of transit users, considering factors such as: diversity of uses, quality of the pedestrian environment and connections to transit • An increase in transit ridership beyond what would be expected from a more conventional development 	10
TOD Design and Demonstration	
<ul style="list-style-type: none"> • Exemplify TOD design principles and best practices or assess ability of project to do so • Intensify future use of the site or assess ability of project to do so • Incorporate or assess feasibility to incorporate new development strategies to support identified community needs • Project or proposal includes a plan to share findings when applicable and valuable 	15
Housing	
<ul style="list-style-type: none"> • Produce affordable or lifecycle housing or assess the ability of the project to do so • Assist the city in meeting its affordable and life-cycle housing goals or assess the ability of the project to do so • Create or preserve a mix of housing types within the station area or assess the ability of the project to do so 	10
Jobs	
<ul style="list-style-type: none"> • Create or preserve, or assesses the project’s ability to create or preserve employment opportunities, particularly focusing on retaining or attracting locally owned businesses and providing opportunities to the local community 	5
Catalyst	
<ul style="list-style-type: none"> • Catalyze the implementation of the associated development or redevelopment • Lead to a development project that provides demonstration value and design above and beyond conventional development types • Position the TOD area for further intensification, catalyze additional transit-oriented development in a way that limits or mitigates displacement of 	15

Table 6. LCDA-TOD Pre-development Scoring Rubric

Evaluation Criteria for <u>LCDA-TOD Pre-Development</u>	Possible Points
existing residents or businesses, and /or further community development goals in the immediate area as well as throughout the region	
Partnerships and Readiness	
<ul style="list-style-type: none"> • Pre-development activities provide for meaningful and appropriate engagement with communities most impacted by the project • The city has identified and secured financial commitments to move the pre-development activities forward • The proposed project is ready and able to use the grant within two years 	10
Total	65
Applications must score at least 39 of the total 65 available points	

Table 7. LCDA-TOD Pre-Development – TOD Zoning Scoring Rubric

Evaluation Criteria for <u>LCDA-TOD Pre-Development – TOD Zoning</u>	Possible Points
Applications will be evaluated on the degree to which the proposed activities will enhance the potential for zoning changes that:	
Transit Accessibility, Walkability, and Ridership	
<ul style="list-style-type: none"> Improve the pedestrian and bike environment within the station area by addressing such elements as: enhanced circulation networks for all modes of transportation, increased connections and intersection density, public realm requirements, and enhanced public spaces. 	20
TOD Design and Demonstration	
<ul style="list-style-type: none"> Exemplify TOD design by addressing elements such as: land use and built form, design standards, building articulation and orientation, environmental design, pedestrian zones, parking management, and reduced parking requirements Diversification of uses and intensification of future development within the TOD area Potential to lead to a regulatory change that has demonstration value and includes how change will be evaluated and findings shared throughout the region 	25
Catalyst	
<ul style="list-style-type: none"> Position the TOD area for further intensification, catalyze additional transit-oriented development in a way that limits or mitigates displacement of existing residents or businesses, and /or further community development goals in the immediate area as well as throughout the region Lead to development projects that provide demonstration value and design above and beyond conventional development types 	10
Partnerships and Readiness	
<p>Applications will also be evaluated on the degree to which:</p> <ul style="list-style-type: none"> Pre-development activities provide for meaningful and appropriate engagement with communities most impacted by the zoning change The city has identified and secured financial commitments to move the project forward Proposed project is ready and able to use the grant within 2 years 	15
Total	70
Applications must score at least 42 of the total 70 available points	

Table 8. LCDA-TOD Development Scoring Rubric

Evaluation Criteria for <u>LCDA-TOD</u> – Step One	Possible Points
TOD Design:	
<ul style="list-style-type: none"> • The intensity of the site’s future land use, increased density, and consistency with the Council’s Housing Policy Plan and Transportation Policy Plan • The type and diversity of uses within the development project and/or TOD area, how the project fits into the area’s context, and its potential impact on transit service levels • The innovative application of TOD principles and best practices in architecture, urban design, mobility, and equitable development • The use of strategies to create an enhanced human-scale physical environment and street life that establishes a sense of place, fosters social interaction, and connects to the surrounding neighborhood, its public realm space, and its amenities • The use of strategies that promote convenient pedestrian, bicycle, and micro mobility options to access daily needs and essential services between housing, employment, education, retail and recreation • The use of strategies to increase the viability of transit use, car share and other alternative modes of transportation, as well as reducing the need for automobile ownership, vehicular traffic, and parking requirements • The use of strategies to create equitable outcomes in the TOD area and the region • The degree to which proposed development project advances city TOD guidelines, area plans, and/or otherwise identified TOD goals 	20
Transit Accessibility, Walkability, & Ridership	
<ul style="list-style-type: none"> • The degree to which the development project makes the TOD Area more transit-oriented OR the degree to which the existing area is already supportive of transit users • The extent and quality of connections from the development project to transit service and other uses in the TOD area • An increase in transit ridership beyond what would be expected from a conventional development 	15
Environmental Design	
<ul style="list-style-type: none"> • Conserving, restoring, or protecting the region’s water resources through best management practices or innovative design • Commitment to reducing greenhouse gas emissions and carbon use through the application of resilient energy infrastructure, green building design, energy efficiency standards, and/or the inclusion of renewable energy sources • The conservation, protection, or enhancement of natural resources 	12

Table 8. LCDA-TOD Development Scoring Rubric

Evaluation Criteria for <u>LCDA-TOD</u> – Step One	Possible Points
Jobs and Housing: (Projects will be scored as Jobs or Housing projects, taking the highest score of either category)	
<p>Jobs Projects</p> <ul style="list-style-type: none"> • The expansion of employment opportunities, emphasizing permanent living wage jobs and diversity of jobs in the area • The creation of jobs within or near Areas of Concentrated Poverty that will be accessible to existing area residents • The use of strategies to advance and promote the employment of local workers • The use of strategies to preserve existing small businesses or provide space for local small businesses • The applicant’s policies, practices or programs that support Disadvantaged Business Enterprises • The project’s proximity and access to employment centers with high job densities and its ability to enhance the local tax base <p>OR</p> <p>Housing Criteria:</p> <ul style="list-style-type: none"> • The creation or preservation of housing types that contribute to a full range of housing choices • The addition of affordable housing, or preservation of affordable units within the station area • The acceptance of Housing Choice Vouchers • Housing affordability requirements for development projects assisted with city funds or other fiscal devices applicable in the TOD Area 	20
Process and Partnerships	
<ul style="list-style-type: none"> • Partnerships have been established among various levels of government, private for-profit and non-profit sectors, and the local community • The project fills an identified and specific community need • Community engagement efforts are authentic, initiated early in the planning process, and plan to be maintained throughout the project’s duration, especially if project changes occur • The planning process is inclusive of and responsive to community participation, vision, and leadership • The use of strategies to assess displacement risk and implement displacement prevention if needed 	8
TOTAL	
75	
Applications must score 45 or more points to advance to the Step Two evaluation process.	

Attachment 2: DRAFT 2021 Scoring Criteria

Tax Base Revitalization Account (TBRA)

The TBRA helps clean up contaminated land and buildings for subsequent development. These grants are intended to provide the greatest public benefit for the money spent, strengthen the local tax base, and create and preserve jobs and/or affordable housing. The TBRA is funded by a property tax levy established in statute that may not exceed \$5,000,000 annually.

Table 9. TBRA Site Investigation Scoring Rubric

Category	Criteria	Points
What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	5
Jobs and Housing	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	5
	Preserve existing affordable housing units if: <ul style="list-style-type: none"> the building undergoes substantial rehabilitation it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) – AND - it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	
	Increase or retain the number of new full-time equivalent jobs for the region through adaptive reuse, infill development or redevelopment	
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	15
	Increase the use of transit and alternatives such as walking or biking	
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	
Environmental Impact	Investigate contaminated sites with the greatest potential to improve the environment and reduce risk to human health	12
	Potential to support equitable environmental protection based on project location and potential impact of exposure*	6
Subtotal Outcome		43

TBRA Site Investigation, continued

Category	Criteria	Points
How: Proposed Project Process		
Process	Support pre-development that includes or plans for meaningful and inclusive community engagement with a variety of stakeholders including local representatives anticipated to be most impacted by a future redevelopment project*	6
	Address a city or neighborhood community or economic need and demonstrate a need for public financing	6
	Demonstrate a market demand for future redevelopment proposals	5
Subtotal Process		17
Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	10
	Demonstrate public applicant's capacity to oversee environmental investigations	
Subtotal Capacity		10
TOTAL		70
Applications must score at least 35 of the total 70 available points		

**Equity-derived criteria*

Table 10. TBRA Contamination Cleanup Scoring Rubric

Category	Criteria	Points
What: Proposed Project Outcomes		
Tax Base	Increase to the tax base of the recipient municipality	25
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance district earn 5 points because all the affected tax jurisdictions benefit immediately)	
Jobs and Housing	Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)	25
	Preserve existing affordable housing units if <ul style="list-style-type: none"> • the building undergoes substantial rehabilitation • it ensures the extension of long-term affordability with income restrictions on tenants with incomes at or below 60% of Area Median Income (AMI) – AND – • it includes federal subsidy (e.g., project-based Section 8) as part of the redevelopment financing 	
	Increase or retain jobs in the region in the region through adaptive reuse, infill development, or redevelopment	
	Preserve and/or increase the number of permanent living wage jobs in the region	
Compact, Connected Development	Increase permanent living wage jobs in an area of concentrated poverty or high unemployment*	20
	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	
Environment and Livability	Increase the use of transit and alternatives such as walking or biking	25
	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	
	Maximize access to local and regional parks and trails through outreach, site design, or programming	
	Conserve vital existing regional natural resources features and functions	
	Conserve, restore or protect the region’s water resources through environmentally sound opportunities for recharging groundwater with best management practices for stormwater	
Commitment to resilient energy infrastructure through the use of renewable energy sources	13	

Table 10. TBRA Contamination Cleanup Scoring Rubric

Category	Criteria	Points
Environment and Livability, cont.	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	7
	Potential to support equitable environmental protection based on project location and potential impact of exposure*	
Subtotal Outcome		115
How: Proposed Project Process		
Process	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project*	25
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing*	
	Demonstrate a market demand for future redevelopment proposals	
Subtotal Process		25
Who: Proposed Project Team		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	10
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Capacity		10
TOTAL		150
Applications must score at least 75 of the total 150 available points		

*Equity-derived criteria

Seeding Equitable Environmental Development (SEED)

Using targeted funds from the TBRA, **SEED** helps clean up contaminated land and buildings in areas of concentrated poverty and doesn't require a future development project.

Table 11. TBRA SEED Scoring Rubric

Category	Criteria	Points
What: Proposed Project Outcomes		
Tax Base	Increase the tax base of the recipient municipality based on the current tax base of the subject property and changes to the property classification OR based on the desired land use per a current request for proposals for redevelopment	5
Jobs and Housing	Add or retain new jobs or add or preserve housing choices through adaptive reuse, infill development or mixed-use redevelopment based on existing land use designation and proximity to existing employment centers	5
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	15
	Increase the use of transit and alternatives such as walking or biking	
	Interim use that increases visibility or improves marketability of the redevelopment opportunity	
	Increase the intensity of land use based on existing improvements, if any, and existing zoning designation	
Environmental Impact	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and characterization of risks particularly to vulnerable populations (e.g., infants, children and elderly) based on the current property use at or adjacent to the subject property	15
	Potential to support equitable environmental protection based on project location and potential impact of exposure	6
Subtotal Outcome		46
How: Proposed Project Process		
Process	Include or plan for meaningful and inclusive community engagement with a variety of stakeholders including those least represented and most impacted by the future redevelopment project*	16
	Address a city or neighborhood community or economic need identified in consideration or partnership of those most impacted and least represented; and demonstrate a need for public financing*	
	Demonstrate a market demand for future redevelopment proposals	
Subtotal Process		16

Table 11. TBRA SEED Scoring Rubric

Category	Criteria	Points
Who: Proposed Project Team		
Capacity	Project team's capacity to begin an environmental investigation and commit sources for required matching fund contribution	8
	Project team's capacity to begin a partial soil cleanup or soil vapor mitigation	
	Public applicant's capacity to oversee environmental investigations or partial cleanup	
Subtotal Capacity		8
TOTAL		70
Applications must score at least 35 of the total 70 available points		

**Equity-derived criteria*

Local Housing Incentives Account (LHIA)

The LHIA helps expand and preserve lifecycle and affordable housing, both rented and owned. The LHIA annual base funding includes \$500,000 transferred from the LCDA tax levy plus \$1 million from the Council's general fund.

LHIA Threshold Criteria

- A significant component of the project must serve households with incomes at or below 60% of Area Median Income (AMI) with a minimum affordability term of 15 years, for rental projects.
- Grantees must have an adopted Fair Housing Policy in order to receive Livable Communities Act funding.
- Projects must have affirmative fair housing marketing plans.

LHIA Competitive Criteria

- Rental proposals creating or preserving affordability for persons at or below 30% of AMI;
- 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 bands
OR
Preserved/rehabilitated 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.
- Proposals that serve large families by providing three or more-bedroom units;
- Proposals meeting the needs of individuals and households experiencing long-term homelessness;
- Proposals that provide a housing type not currently available or serve a population not currently served in or near the project area.

Livable Communities Demonstration Account (LCDA)

The LCDA supports development and redevelopment projects that link housing, jobs and services and use community and regional infrastructure efficiently. The LCDA is funded by a property tax levy that is distributed among the regular LCDA, the LCDA-TOD and the LHIA.

Table 12. LCDA Pre-Development Scoring Rubric

Criteria	Points
What: Proposed Project Outcomes	
The proposed project would meet one or more of the following LCA and/or Thrive goals:	
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	8
Create or preserve permanent jobs opportunities with emphasis on accessible, living wage jobs	
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	
Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources	
Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections*	
What: Proposed Pre-development Activity Outcomes	
The pre-development activities will further the project's ability to meet LCA and/or Thrive goals:	
Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.	15
Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.	
Create compact, efficient development, through activities such as density studies, market studies, design charrettes, etc.	
Achieve connectedness within the project area and across the region through activities such as site design exploration, micro-mobility studies, parking/traffic studies, etc.	
Use sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as stormwater designing and planning, renewable energy source feasibility, etc.	

Table 12. LCDA Pre-Development Scoring Rubric

Criteria	Points
Who: Proposed Pre-development Activity Outcomes, continued	
Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.*	
Subtotal Outcomes	23
How: Proposed Project Process	
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*	12
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*	
Project team will create deliverable summarizing the outcomes of the predevelopment activities with respect to LCA/Thrive goals	
Subtotal Process	12
Who: Proposed Project Team	
The strength of the partnership between the applicant (City) and development partner(s), including the level of support and engagement the City has with the project	10
The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way*	
The project team is able to use the grant, if awarded, within the 24-month grant term	
Subtotal Capacity	10
TOTAL	45
Applications must score at least 30 of the 45 points available	

*Equity-derived criteria

LCDA Development

LCDA’s Development program is scored in two steps. A staff evaluation team reviews and scores eligible grant applications using the Step One criteria (left column, lavender background). Members of the Council’s Livable Communities Advisory Committee then score using the Step Two criteria (right column, peach background).

Table 13. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
Step One – Scored by staff		Step Two – Scored by LCAC		
	Criteria	Points	Criteria	Points
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	The new or preserved housing supports the future residents through design, (programming/services, and/or mix of affordability)	7
	Increase regional housing choice by creating 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			
	Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	8	Create jobs that expand choices in employment either for the local community or the community the project intends to serve; and/or support the creation/preservation of small, locally or cooperatively owned businesses	7
	Create employment opportunities in the technology or environment sectors, and/or create/preserve industrial sites proximate to rail freight facilities or ports.			
	Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in access to jobs*	2*		
Compact, Connected Development	Intensify land uses and density on the site	8	Provide design-led strategies that support or expand pedestrian, bicycle and other micro-mobility infrastructure in and around the project site, especially those that contribute to larger existing or planned networks	7
	Takes advantage of available connections between housing, jobs, services and amenities across the region using existing and planned transit and transportation systems			

Table 13. LCDA Development Scoring Rubric

What: Proposed Project Outcomes, continued					
Compact, Connected Development	Increase diversity of land uses in the project area in a way that increases activity in the area and/or access to services and amenities				
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in transit/transportation access*	2			
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming	10		Create a welcoming public realm and access to green space that facilitates social interactions and increases community connections within and around the site via location, programming or design	7
	Minimize greenhouse gas emissions			Optional narrative about project outcomes	2
	Conserve natural resources and follow sustainable site design practices				
	Subtotal Outcomes	40		Subtotal Outcomes	28
How: Proposed Project Process					
Process	Address or identify a specific residential and/or workforce community need that was identified in consideration of those least represented and most impacted by current and historic racial inequities*	10*		Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted	7
	Address the need for affirmative efforts to increase racial diversity and inclusion in the community, if current community residential and/or workforce demographics do not reflect a variety of races and ethnic backgrounds relative to the region*			Optional narrative about project process	1
	Subtotal Process	10			Subtotal Process

Table 13. LCDA Development Scoring Rubric

Who: Proposed Project Team				
Capacity	The project team is able to use the grant, if awarded, within the 36-month grant term	10	The project team, including partners, is designed to be reflective and responsive to those under-represented and most impacted by the project	5
	The applicant and development partner(s) plan to work together to complete grant activities			
	Local efforts to contribute to the project financially, considering the context of community capacity			
	Subtotal Capacity	10		
Step One total	60	Step Two total	40	
Applications must score at least 40 of the total 60 available points to proceed to Step Two				
*Equity-derived criteria. Applications must score at least 10 of the available 16 equity-derived Step One points to proceed to Step Two				
Total Points: 100				
Applications must score at least 65 of the total 100 available points				

Livable Communities Demonstration Account – Transit Oriented Development (LCDA – TOD)

Using targeted funds from the LCDA, this program is focused on high density projects that contribute to a mix of uses in the TOD-eligible area. TOD-eligible areas can be along light rail, commuter rail, bus rapid transit, and high frequency bus corridors.

Table 14. LCDA-TOD Pre-development Scoring Rubric

Criteria	Points
What: Proposed Project Outcomes	
The proposed TOD project would meet one or more of the following LCA and/or Thrive goals:	
Increase local housing choice by diversifying housing types and creating affordable housing opportunities. Priority for projects with deep affordability and/or serving a special population	8
Create or preserve permanent employment opportunities with emphasis on accessible, living wage jobs	
Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area	
Expand multimodal transportation choice and Further the transit-oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor	
Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities *	
What: Proposed Pre-development Activity Outcomes	
The pre-development activities will further the TOD project's ability to meet LCA and/or Thrive goals:	
Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.	15
Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.	
Create dense, diverse, compact, efficient, human-scaled development through activities such as density studies, market studies, design charrettes, site design exploration, etc.	
Achieve connectedness within the station area and across the region through activities such as public realm planning, public life studies, micro-mobility studies, parking/traffic studies, etc.	
Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking studies, etc.	

Table 14. LCDA-TOD Pre-development Scoring Rubric

Criteria	Points
What: Proposed Pre-development Activity Outcomes, continued	
The pre-development activities will further the TOD project’s ability to meet LCA and/or Thrive goals:	
Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.*	
Subtotal Outcomes	23
How: Proposed Project Process	
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*	12
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*	
Activities will result in a report, analysis, or other deliverable summarizing the outcomes of the predevelopment activities as they relate to LCA/Thrive goals	
Subtotal Process	12
Who: Proposed Project Team	
The strength of the partnership between the applicant (City) and development partner(s), including the level of support and engagement the City has with the project	10
The project team, including partners, is designed to be reflective and responsive to those under-represented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way*	
The project team is able to use the grant, if awarded, within the 24-month grant term	
Subtotal Capacity	10
TOTAL	45
Applications must score at least 30 of the 45 points available	

*Equity-derived criteria

Table 15. LCDA-TOD Zoning Scoring Rubric

Criteria	Points
What: Proposed Project Outcomes	
The proposed TOD zoning policy would meet one or more of the following LCA and/or Thrive goals:	
Intensify and diversify land uses on the site in a way that takes advantage of available connections between transit, housing, jobs, services and amenities across the region, transit corridor and station area	8
Expand multimodal transportation choice and Further the transit-oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor	
Minimize climate impact through reduced greenhouse gas emissions and the conservation of natural resources	
Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to transit and other needs and amenities*	
What: Proposed Pre-development Activity Outcomes	
The zoning policy development activities will further LCA and/or Thrive goals:	
Create dense, diverse, compact, efficient, human-scaled development through activities such as land use, density and build form studies, design standards, enhanced public space, pedestrian zones, parking management, and reduced parking requirements	15
Achieve connectedness within the station area and across the region through activities such as public realm planning, public life studies, micro-mobility studies, parking/traffic studies, etc.	
Support or expand multimodal transportation options including transit ridership through activities such as travel shed analysis, travel demand management plans, multimodal transportation studies, parking studies, etc.	
The use of sustainable development practices that minimize greenhouse gas emissions and conserve/protect natural resources, through activities such as reduced parking/vehicle use, stormwater designing and planning, renewable energy source feasibility, etc.	
Maximize equitable outcomes in terms of race in the project area and for the region, through activities such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.*	
Subtotal Outcomes	23

Table 15. LCDA-TOD Zoning Scoring Rubric

Criteria	Points
How: Proposed Project Process	
Project process will include analysis of who will benefit most from the project and in what ways, and use findings to influence equitable strategies and outcomes*	12
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 policy*	
Activities will result in a report, analysis, or other deliverable summarizing the outcomes of the zoning policy as it relates to LCA/Thrive goals	
Subtotal Process	12
Who: Proposed Project Team	
The project team is able to use the grant, if awarded, within the 24-month grant term	5
Subtotal Capacity	5
TOTAL	40
Applications must score at least 25 of the 40 points available	

*Equity-derived criteria

LCDA-TOD Development

LCDA-TOD’s Development program is scored in two steps. A staff evaluation team reviews and scores eligible grant applications using the Step One criteria (left column, lavender background). Members of the Council’s Livable Communities Advisory Committee then score using the Step Two criteria (right column, peach background).

Table 16. LCDA-TOD Development Scoring Rubric

What: Proposed Project Outcomes				
Step One – Scored by staff		Step Two – Scored by LCAC		
	Criteria	Points	Criteria	Points
Housing	Increase local housing choice and build community resilience by diversifying housing types or serving populations not currently served by the local housing market; priority given for projects with the deepest affordability	8	The new or preserved housing supports the future residents through design, (programming/services, and/or mix of affordability)	7
	Increase regional housing choice by creating 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 bands ; 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			
	Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in housing access*	2*		
Jobs	Create or preserve permanent employment opportunities with priority given for projects with living wage jobs	8	Create jobs that expand choices in employment either for the local community or the community the project intends to serve; and/or support the creation/preservation of small, locally or cooperatively owned businesses	7
	Create jobs in priority high-growth and high-opportunity sectors of the region's economy including technology or environment, advance local job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems.			
	Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in access to jobs*	2*		

Table 16. LCDA-TOD Development Scoring Rubric

Compact, Connected Development	Intensify land uses and density in proximity to the transit station in a way that contributes to greater levels of station area activity	12	Provide design-led strategies that support or expand pedestrian, bicycle and other multimodal transportation choice in the station area, especially those that contribute to larger existing or planned networks	9
	Increase diversity and complementary mix of land uses in the transit corridor and station area in a way that generates greater transit ridership, higher diversity of trip purposes via viable transit, and reduces the need to use and own a personal vehicle			
	Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems			
	Further the transit oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor. Priority given to projects that advance a broader local TOD vision for the shared transit corridor			
	Support and incentivize the region's economic competitiveness by furthering racial equity outcomes in access to and choice of transportation and transit options*	2*		
Environment and Livability	Maximize access to local and regional parks and trails through outreach, site design, or programming	10	Create a welcoming public realm and access to green space that facilitates social interactions and increases community connections within the site and throughout station area	7
	Minimize greenhouse gas emissions		Catalyze or position the station area for additional transit-oriented development in a way that leverages public infrastructure and does not contribute to displacement of existing residents or businesses	4
	Conserve natural resources and follow sustainable site design practices		Optional narrative about project outcomes	3
	Subtotal Outcomes	44	Subtotal Outcomes	28

Table 16. LCDA-TOD Development Scoring Rubric

How: Proposed Project Process				
Process	Address or identify a specific residential and/or workforce community need that was identified in consideration of those least represented and most impacted by current and historic racial inequities*	10*	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted	6
	Address the need for affirmative efforts to increase racial diversity and inclusion in the community, if current community residential and/or workforce demographics do not reflect a variety of races and ethnic backgrounds relative to the region*		Optional narrative about project process	1
	Subtotal Process	10	Subtotal Process	6
Who: Proposed Project Team				
Capacity	The project team is able to use the grant, if awarded, within the 36-month grant term	10	The project team, including partners, is designed to be reflective and responsive to those under-represented and most impacted by the project	6
	The applicant and development partner(s) plan to work together to complete grant activities			
	Local efforts to contribute to the project financially, considering the context of community capacity			
	Subtotal Capacity	10	Subtotal Capacity	6
	Step One total	64	Step Two total	46
	Applications must score at least 42 of the total 64 available points to proceed to Step Two			
	*Equity-derived criteria. Applications must score at least 10 of the available 16 equity-derived Step One points to proceed to Step Two			
Total Points: 110				
Applications must score at least 75 of the total 110 available points				