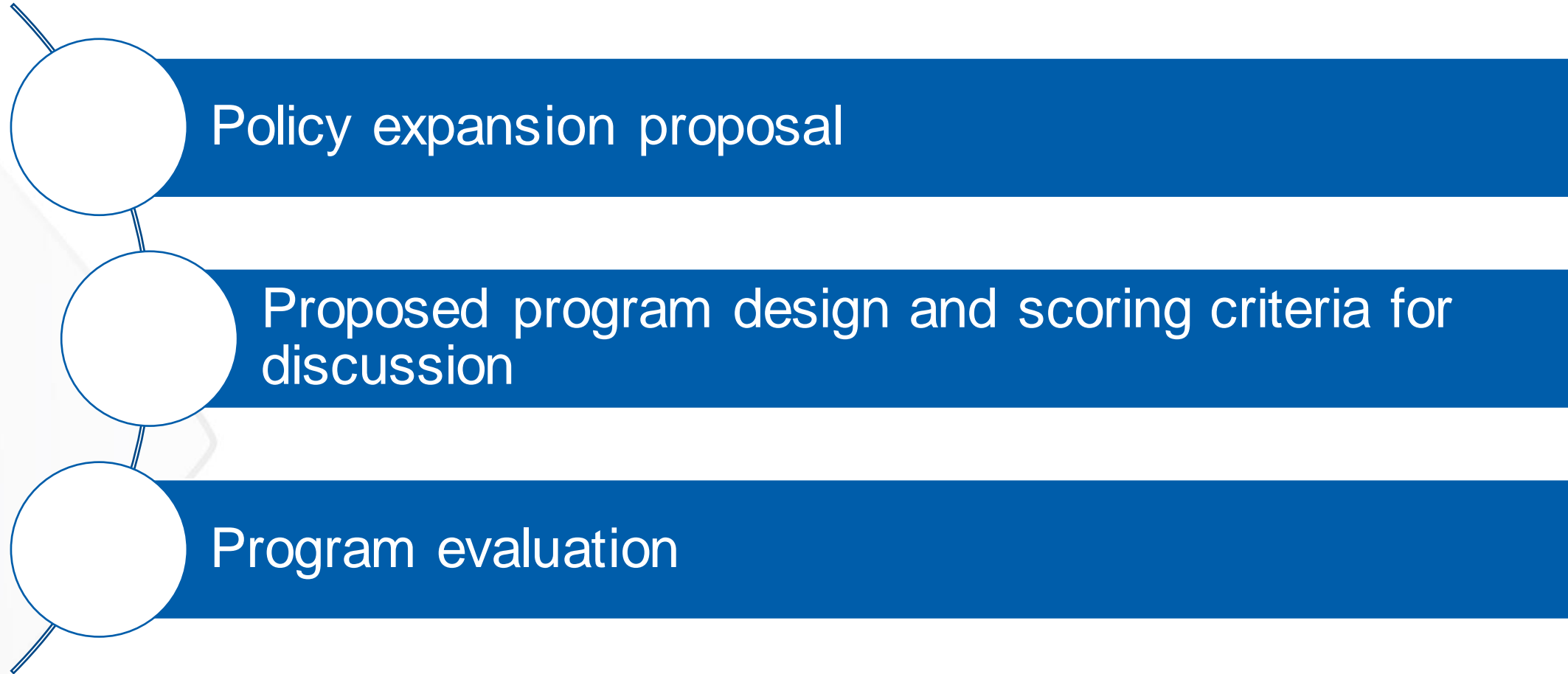


Pre-Development Policy Expansion

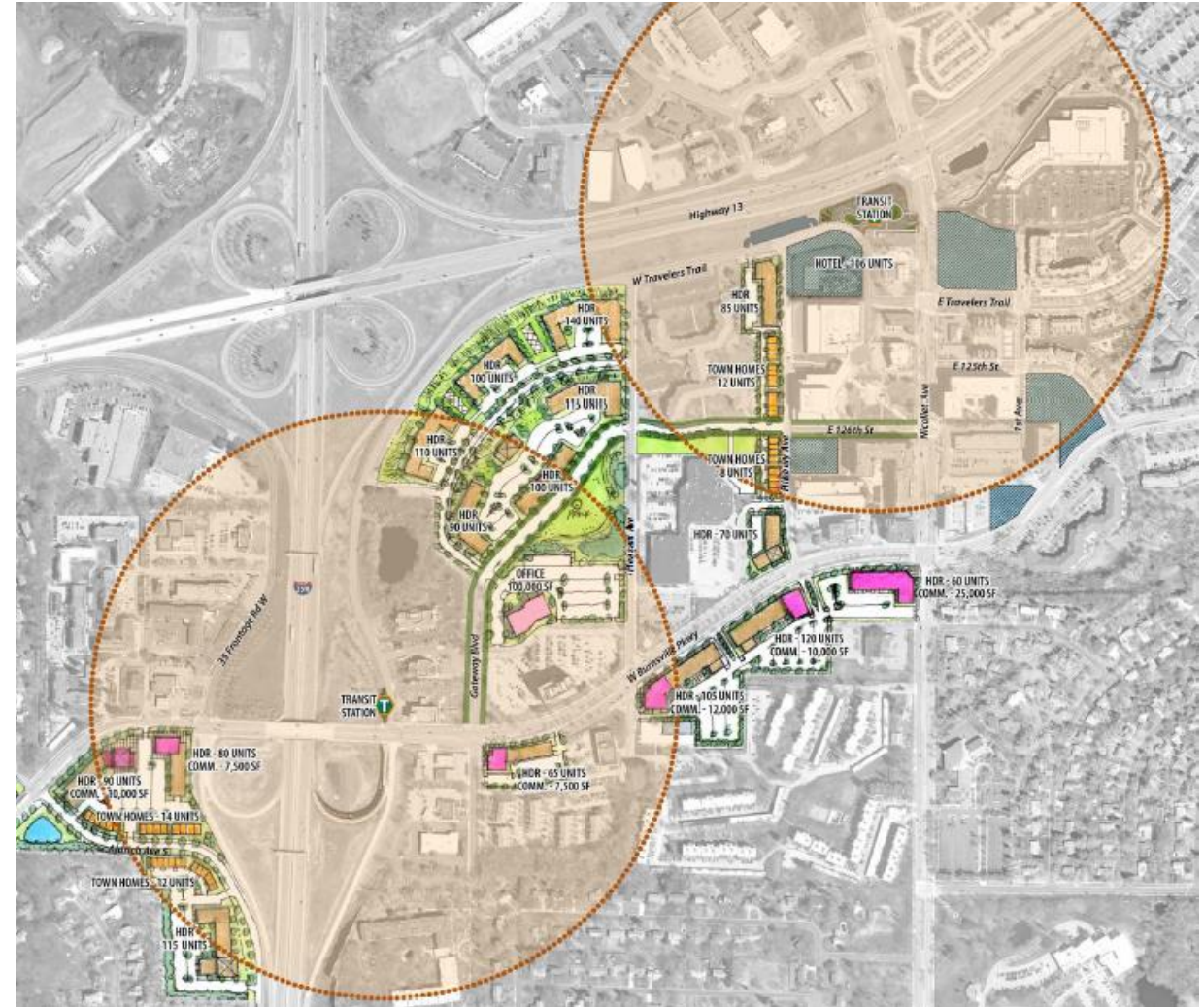
Livable Communities Demonstration
Accounts

What we will cover



What is being expanded?

- The LCDA-TOD program currently supports zoning policies in TOD-eligible areas through the TOD Zoning Implementation grant within the Pre-Development program



Expansion Program Goals

TOD Zoning program (current program)

Influence **Transit-Oriented Development (TOD) patterns** in ways that support **TOD goals**

Support **TOD Zoning policies** that further **TOD goals** beyond individual TOD funded projects

LCDA/TOD Policy program (proposed expansion)

Influence **development patterns** in ways that support **LCDA and TOD goals**

Support **local policies** that further **LCDA and TOD goals** beyond individual LCA-funded projects

LCDA & TOD Program Goals

LCDA

- Maximize connections
- Create more housing choices through affordable housing
- Create living wage jobs accessible to local workers

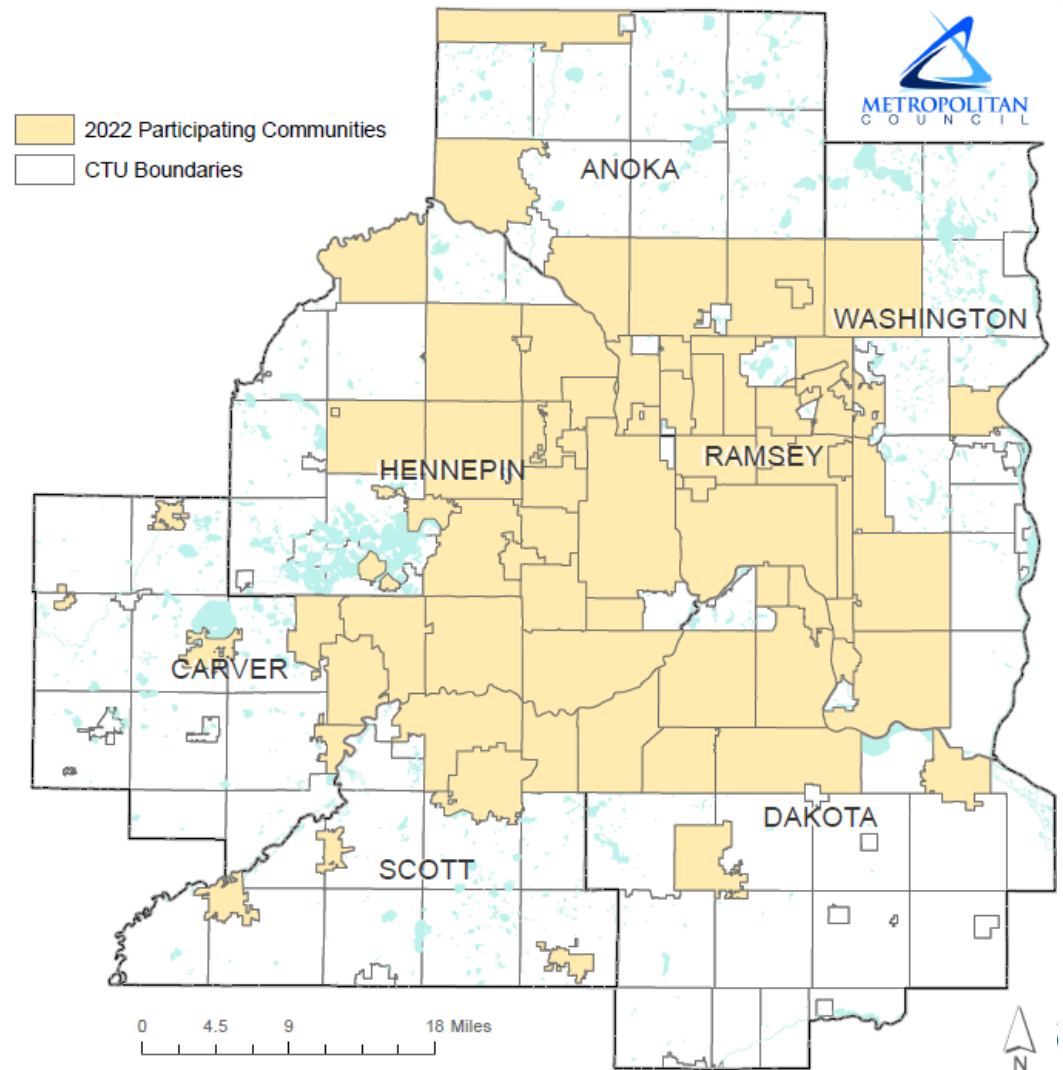
TOD

- Maximize connections and increase transit ridership
- Promote a mix of moderate to high density development
- Create more housing choices through affordable housing
- Create living wage jobs accessible to local workers

Proposed Program Design

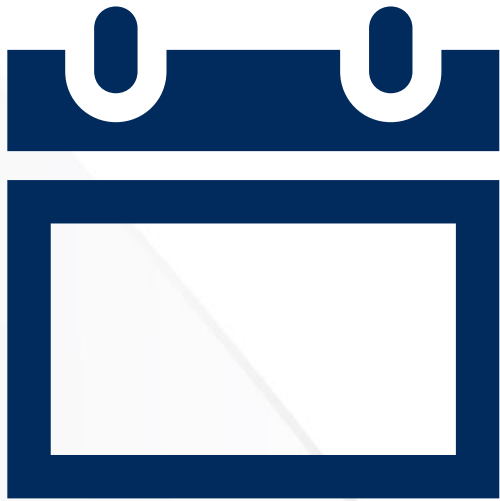
Who can apply?

- All cities participating in the LCA program are eligible to apply
- 76 cities will be eligible to apply in 2022



Source: Metropolitan Council, Livable Communities 2022

Proposed Program Design



When can cities apply?

2022: Round Two of Pre-Development

- Allows for outreach and marketing

2023: Both rounds of Pre-Development

LCDA and TOD Pre-Development programs are offered in Spring and Summer each year

Proposed Program Design

What policies will we fund?

Affordable
Housing

Living Wage
Jobs

Environmental
Sustainability

Increased
Density

Improved
Connections

Equitable
Development

*All policies must
include how they
will
further equitable
outcomes.*

Proposed Program Design

What policies will we fund?

- Locally adopted and enforceable resolution or ordinance
- Address one or more goals outlined in LCA statute and/or Thrive
- Focus on equitable outcomes as a result of the policy
- Influence physical development projects throughout the city
 - Implement development requirements that meet the goals stated in your application

Proposed Program Design

How will we score applications?

What: Outcomes

- The proposed policy would meet one or more of the following LCA and/or Thrive goals associated with physical development:
 - Increasing housing choice and creating more affordable housing opportunities
 - Creating or preserving permanent, accessible, living wage jobs
 - Intensifying density and intensity of land uses that better support multimodal transportation and connections between jobs, housing, and amenities
 - Minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources
 - Furthering racial equity outcomes in affordable housing, living wage jobs, climate impacts, transportation, and regional connections
- Extent to which the policy will support achieving more equitable development outcomes

Proposed Program Design

How will we score applications?

How: Process

- The process will include analysis of who will benefit most from the policy and in what ways, and use findings to influence equitable development strategies and outcomes
- Plan for meaningful and appropriate engagement, including a variety of stakeholders that represent the demographics of the residential and/or workforce community, centering those most impacted by inequities.

Who: Project Team

- The team, including staff leads, consultants, and partners, is designed to reflect and be responsive to those underrepresented and most impacted by inequities.
- The project team has a defined scope of work with tangible goals
- The project team is able to use the grant within the 24-month grant term

Existing Policies in the Region

City of Richfield – Inclusionary Housing Policy

Updated in 2021 to encourage more bedrooms, deeper affordability, and added requirements for accessible housing

Saint Louis Park – Green Building Policy

Required for all new Planned Unit Developments (PUDs) and for certain city financial support

Minneapolis – Cultural Districts

Prioritize resources to protect racial diversity and cultural identity of areas where a significant portion of the population is residents of color

Program Outreach

- **January:** Pre-NOFA email
- **February:** NOFA
- **March:** LCA webinar
- **April:** Policy Expansion informational webinar
- **May & June:** Email blast

- Individual outreach throughout
- Provide examples of scopes of work and adopted policies

Evaluation

- How easy it is for applicants to apply
- Is the award limit the right amount
- Is the demand for the program sustainable over time
- Track development outcomes in cities after policies are adopted

Administrative Changes

Staff propose combining the LCDA and LCDA-TOD Pre-Development opportunities into a single application.

- All applicants will apply to a single program for Pre-Development and the Policy Expansion Pilot
- More efficient for staff and applicants

Funding and application limit proposals will be presented at the LCA funding conversation in January

Questions for the Committee



- Do the scoring criteria as presented prioritize the right goals?
- How should we target our outreach?
- Are there other evaluation components we should include?
- What else should we be considering?

Thank you