Pre-Development Policy Expansion

Livable Communities Demonstration Accounts
What we will cover

- Policy expansion proposal
- Proposed program design and scoring criteria for discussion
- Program evaluation
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

<table>
<thead>
<tr>
<th>TOD Zoning program (current program)</th>
<th>LCDA/TOD Policy program (proposed expansion)</th>
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<tbody>
<tr>
<td><strong>Influence</strong> Transit-Oriented Development (TOD) patterns in ways that support TOD goals</td>
<td><strong>Influence</strong> development patterns in ways that support LCDA and TOD goals</td>
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<tr>
<td><strong>Support TOD Zoning policies</strong> that further TOD goals beyond individual TOD funded projects</td>
<td><strong>Support</strong> local policies that further LCDA and TOD goals beyond individual LCA-funded projects</td>
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</table>
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
Who can apply?

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