

Community Development Committee

Meeting date: February 16, 2021

For the Metropolitan Council meeting of February 24, 2021

Subject: 2021 Livable Communities Act Funding Availability, Program Guidelines and Scoring Criteria

District(s), Member(s): All

Policy/Legal Reference: Livable Communities Act (Minn. Stat. § 473.25)

Staff Prepared/Presented: Tara Beard, Livable Communities Manager, (651) 602-1051

Division/Department: Community Development/ Regional Planning

Proposed Action

That the Metropolitan Council approve the 2021 Livable Communities Funding Availability as shown in Table 1 and attached Program Guidelines and Scoring Criteria.

Background

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities funds that includes funding availability, program guidelines and scoring criteria. In culmination of the [November 16, 2020 information item](#), [December 21, 2020 information item](#), [January 19 2021 information item](#), and [February 1, 2021 information item](#), staff is recommending adoption of funding availability, program guidelines, and scoring criteria for 2021 LCA programs.

Staff spent 2020 and early 2021 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).

Key policy changes from 2020 are:

1. The elimination of Demonstration Value, Innovation, and Catalyst criteria from application scoring in the two Livable Communities Demonstration Accounts (LCDA): LCDA and LCDA-Transit Oriented Development (LCDA TOD).
2. The reorganization of scoring criteria into three main categories: 1. What: Proposed Project Outcomes, 2. How: Proposed Project Process, and 3. Who: Proposed Project Team.
3. Substantial changes to equity-derived scoring criteria to ensure it is measurable, clearly connected to a specific inequity, and allows for all types of communities to successfully compete.
4. A minimum score from equity-specific criteria to be considered for funding in the two Livable Communities Demonstration Accounts (LCDA): LCDA and LCDA-Transit Oriented Development (LCDA TOD).
5. The expansion of equity-specific criteria in the Tax Base Revitalization Account (TBRA).
6. Consideration of how the proposed project addresses community specific

housing needs in the Local Housing Incentives Account (LHIA) program.

7. Double the available funding for the LCDA and LCDA-TOD Pre-development programs.

As shown in Table 1 below, investments above the base annual budget in 2021 include:

1. \$2.5M of reserves programmed to the Local Housing Incentives Account to support the State and Council's affordable housing goals.
2. \$2.4M of reserves programmed to the Livable Communities Demonstration Account.
3. \$1M of reserves programmed to the Tax Base Revitalization Account.

Table 1. 2021 Proposed Funding Availability

Program	Funding
Livable Communities Demonstration Account regular category <i>Includes up to \$1,000,000 in pre-development grants</i>	\$10M
Livable Communities Demonstration Account- TOD category <i>Includes up to \$1,000,000 for pre-development grants</i>	\$5M
Local Housing Incentives Account	\$4M
Tax Base Revitalization Account regular category <i>Includes up to \$250,000 for site investigation grants</i>	\$5.5M
TBRA Seeding Equitable Economic Development category	\$0.5M
TOTAL	\$25M

Rationale

Council staff have presented information items at four Community Development Committee meetings and have received input from Committee members, several communities, and Metro Cities over the last few months. The proposed changes reflect the input received and further the goals and objectives as outlined in the Livable Communities Act and in *Thrive MSP 2040*, and that Committee members have discussed.

Thrive Lens Analysis

The Livable Communities Act programs represent one of the Council's primary financial tools to advance and encourage development and redevelopment that advances Livability, Sustainability, Equity, and Prosperity. Additional funding above the baseline budget proposed for the LHIA account will further the Council's goals of accelerating affordable housing production. Several criteria proposed for refinement further the Council's Equity outcome by better accounting for measurable equity impacts. Finally, the LCA programs are an important way we advance Stewardship by making strategic investments in our region's future to ensure orderly and economical development.

Funding

The 2021 Fund Distribution Plan provides direction for up to \$25M in grants to be awarded in this solicitation cycle. Approximately \$19.1M is available in the 2021 Authorized Budget and \$5.9M is available in reserve accounts to make up the balance.

This business item provides the policy direction for future budget actions required to meet annual cashflow needs of multi-year grants. Future Council annual budgets and budget amendments will

program reserves into the Council Authorized Budget to meet annual cashflow needs.

Known Support / Opposition

While there has been robust discussion about many of the proposed changes, staff has used a consensus approach to arrive at the funding availability, program guidelines, and scoring criteria. Council staff are not aware of any specific opposition to the criteria, but we do recognize that many stakeholders are very invested in monitoring the impacts of the recommendations.

Attachment 1: Program and Scoring Criteria

Program Criteria

Program criteria includes the 2021 schedule and other details such as award limits, match requirements, and LCDA-TOD eligible areas.

2021 Program Schedule

Table 2. 2021 Program Schedule

Program	Application due date	Application Review	Committee Development Committee and Council Awards
TBRA (Spring)	May 3	May/June	July
LCDA and LCDA-TOD Pre-development (Spring)	April 21	April/May	June
LHIA	July 15	August-December	January 2022
LCDA and LCDA-TOD Pre-development (Fall)	July 21	July/August	September
TBRA (Fall)	November 1	November/December	January 2022
LCDA-TOD Development	September 7	September/October/November	December
LCDA Development	September 27	October/November/December	January 2022

2021 Program Details

Tax Base Revitalization Account (TBRA)

Site Investigation:

- Local Match: 25%
- Grant Terms: 1 year from date of award
- Term extensions: None
- Award Limits: \$50,000 per project
- Application Limit: None
- Excess available funding: If funding applied for or awarded through TBRA Site Investigation is less than the funding available, the remaining funds may be made available for award through the TBRA SEED or cleanup grant categories

Contamination Cleanup:

- Local Match: None
- Grant Terms: 3 years from date of award
- Term extensions: up to 2 years
- Award Limits: 50% of total available funding per city and no more than 75% of total available funding within Minneapolis and St. Paul (these limits are inclusive of all TBRA programs)

- Application Limit: None
- Excess available funding: If funding applied for or awarded through TBRA is less than the funding available, the remaining funds may be made available for award through the TBRA SEED category

Seeding Equitable Environmental Development (SEED)

- Local Match: 25% match requirement for investigation and/or abatement; none for cleanup
- Grant Terms: 2 years from date of award
- Term extensions: None
- Award Limits: \$50,000 for investigation
- Application Limit: None
- Geographic restriction: Site within areas of concentrated poverty (ACPs) and in areas previously defined as ACPs, and parcels within 150 feet of a current or former ACP
- Excess available funding: If funding applied for or awarded through TBRA SEED is less than the funding available, the remaining funds may be made available for award through the TBRA Site Investigation or Cleanup grant categories

Local Housing Incentives Account (LHIA)

- Local Match: 100% dollar for dollar match from grantee
- Grant Terms: 3 years from date of award
- Term extensions: None
- Award Limits: None
- Application Limit: None

Livable Communities Demonstration Account (LCDA)

Pre-development:

- Local Match: 25%
- Grant Terms: 2 years from date of award
- Term extensions: Up to 1 year
- Award Limits: \$150,000 per city, per round
- Application Limit: No more than three per city or county applicant
- Excess available funding: If funding applied for or awarded through LCDA Pre-development is less than the funding available, the remaining funds may be made available for award through the regular LCDA category

Development:

- Local Match: None
- Grant Terms: 3 years from date of award
- Term extensions: Up to 2 years
- Award Limits: If eligible applications from suburban communities exceed 60% of available funds no more than 40% of the funds may be granted to projects in Minneapolis and St. Paul.
- Application Limit: No more than three per city or county applicant

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

TOD eligible areas:

Projects requesting LCDA-TOD Development funding must be located in one of the following TOD Eligible Areas, described as within:

- A ½-mile radius of an existing station on the following transit corridors:
 - LRT: METRO Blue Line and Green Line
 - BRT: METRO Red Line, A Line, and C Line
 - Northstar Commuter Rail Line
- A ½-mile radius of a proposed station on the following planned transit corridors:
 - LRT: METRO Blue Line and Green Line Extensions
 - BRT: METRO Orange and Gold Line, and D Line
- A ½-mile radius of a bus stop or station with significant infrastructure on high-frequency express routes. High-frequency express service is defined as bus service providing either six or more trips during at least one of the peak morning hours between 6:00 AM and 9:00 AM, or every 10 minutes during the peak morning hour.
- A ¼-mile radius of a bus stop along high frequency local bus lines, defined as those routes providing service at least every 15 minutes and running between 6:00 AM to 7:00 PM on week days and between 9:00 AM and 6:00 PM on Saturdays.

Projects requesting LCDA-TOD Pre-Development funding must be located within any one of the TOD Eligible Areas described above, or within:

- A ½-mile radius of a proposed station on the following planned transit corridors:
 - Rush Line
 - Riverview

Pre-development and TOD Zoning:

- Local Match: 25%
- Grant Terms: 2 years from date of award
- Term extensions: Up to 1 year
- Award Limits: \$150,000 per city, per round
- Application Limit: No more than three per city or county applicant
- Excess available funding: If funding applied for or awarded through LCDA-TOD Pre-development and LCDA-TOD Zoning is less than the funding available, the remaining funds may be made available for award through the regular LCDA-TOD category

Development:

- Local Match: None
- Grant Terms: 3 years from date of award
- Term extensions: Up to 2 years
- Award Limits: \$2 million per city
- Application Limit: No more than three per city or county applicant
- Excess available funding: If funding applied for or awarded through LCDA-TOD is less than the funding available, the remaining funds may be made available for award through the regular LCDA category

Finally, for all programs, the following applies:

- The Metropolitan Council reserves the right to award less than the amount requested and to award less than the available funding in a funding cycle.

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 3. TBRA Site Investigation Scoring Rubric

What: Proposed Project Outcomes		
Category	Criteria	Points
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 in 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

Table 3. TBRA Site Investigation Scoring Rubric

How: Proposed Project Process		
Category	Criteria	Points
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		
Category	Criteria	Points
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 Team		10
TOTAL		70
Applications must score at least 35 of the total 70 available points		

*Equity-derived criteria

Table 4. TBRA Contamination Cleanup Scoring Rubric

What: Proposed Project Outcomes		
Category	Criteria	Points
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	
	Increase permanent living wage jobs in an area of concentrated poverty or high unemployment*	
Compact, Connected Development	Support efficient growth in the region through adaptive reuse, infill development or redevelopment	20
	Increase the use of transit and alternatives such as walking or biking	
Environment and Livability	Cleanup contaminated sites with the greatest potential to improve the environment and reduce risk to human health	25
	Maximize access to local and regional parks and trails through outreach, site design, or programming	13
	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	

Table 4. TBRA Contamination Cleanup Scoring Rubric

What: Proposed Project Outcomes		
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		
Category	Criteria	Points
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		
Category	Criteria	Points
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	10
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Team		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 5. TBRA SEED Scoring Rubric

What: Proposed Project Outcomes		
Category	Criteria	Points
Tax Base	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
Jobs and Housing	Potential to 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
	Potential to increase the use of transit and alternatives such as walking or biking	
	Interim use that increases visibility or improves marketability of the redevelopment opportunity	
	Potential to 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		
Category	Criteria	Points
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 5. TBRA SEED Scoring Rubric

Who: Proposed Project Team		
Category	Criteria	Points
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 Team		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.

LCDA Pre-Development

LCDA's Pre-development program is scored by Council staff using the following criteria.

Table 6. LCDA Pre-Development Scoring Rubric

What: Proposed Project Outcomes	
Category	Points
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, including accessibility and universal design	
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	
Category	Points
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 through activities such as site design, micro-mobility studies, and accessibility and universal design development as well as across the region through activities such as parking/traffic studies, etc.	

Table 6. LCDA Pre-Development Scoring Rubric

What: Proposed Pre-development Activity Outcomes	
Criteria	Points
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.	
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	
Category	Points
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	
Category	Points
The strength of the partnership between the applicant (City/County/HRA/EDA) and development partner(s), including the level of support and engagement the applicant 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 Team	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 7. 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
	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
	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, including accessibility and universal design features, especially those that contribute to larger existing or planned networks
	Takes advantage of available connections between housing, jobs, services and amenities across the region using existing and planned transit and transportation systems		

Table 7. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
Compact, Connected	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, including accessibility and universal design features 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	7

Table 7. 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 of 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	Subtotal Capacity	5
	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. LCDA’s Pre-development program is scored by Council staff using the following criteria.

Table 8. LCDA-TOD Pre-development Scoring Rubric

What: Proposed Project Outcomes	
Criteria	Points
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, including accessibility and universal design features	
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	
Criteria	Points
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 through activities such as accessibility and universal design development, public realm planning, public life studies, and micro-mobility studies, as well as across the region through activities such as parking/traffic studies and transit studies, etc.	

Table 8. LCDA-TOD Pre-development Scoring Rubric

What: Proposed Pre-development Activity Outcomes	
Criteria	Points
The pre-development activities will further the TOD project’s ability to meet LCA and/or Thrive goals:	
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.	
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.	
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	
How: Proposed Project Process	
Category	Points
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/County/HRA/EDA) and development partner(s), including the level of support and engagement the applicant 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 Team	10
TOTAL	45
Applications must score at least 30 of the 45 points available	

*Equity-derived criteria

Table 9. LCDA-TOD Zoning Scoring Rubric

What: Proposed Project Outcomes	
Criteria	Points
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	
Criteria	Points
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 zoning that considers 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 zoning considerations such as community benefits agreements, developing Health Impact assessments, build capacity of development team to include equitable development strategies, etc.*	
Subtotal Outcomes	23

Table 9. LCDA-TOD Zoning Scoring Rubric

How: Proposed Project Process	
Category	Points
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	
Category	Points
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 10. LCDA-TOD Development Scoring Rubric

What: Proposed Project Outcomes			
Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	
	Criteria	Points	Criteria
	Points		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
	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
	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 10. LCDA-TOD Development Scoring Rubric

Step One – Scored by staff			Step Two – Scored by LCAC	
	Category	Points	Category	Points
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, including accessibility and universal design features, 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, a higher diversity of trip purposes viable via 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, including consideration of accessibility and universal design	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 10. LCDA-TOD Development Scoring Rubric

How: Proposed Project Process				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Process	Address or identify a specific residential and/or workforce community need that was determined with those least represented and most impacted by current and historic racial inequities*	10*	Provide meaningful engagement, including with stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by the project	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				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
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 Team	10	Subtotal Team	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				