

Community Development Committee

Meeting date: January 18, 2022

Subject: 2022 Livable Communities Act Scoring and Program Criteria

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. Feedback from the Committee will inform final recommendations for program 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 scoring criteria for all LCA programs. Building upon the [November 15, 2021 information item](#), staff is continuing conversations with the Community Development Committee before recommending adoption of criteria for 2022 LCA programs at the February 7, 2022, regularly scheduled committee meeting.

In 2021, the Council substantially changed LCA scoring criteria for the Livable Communities Demonstration Account (LCDA) and LCDA-Transit Oriented Development (LCDA-TOD) programs to better reflect the foundational purpose of the Livable Communities Act and to improve clarity and transparency of the criteria. All programs reorganized the scoring criteria within three categories: Project Outcomes (“What”), Project Process (“How”), and Project Team (“Who”).

For 2022 scoring criteria, staff are proposing changes that generally refine and improve the 2021 criteria, based on conversations with applicants, scorers, and our own observations on the scoring process over 2021. The majority of these changes simplify or clarify language, make small additions or omissions, or move the criterion to a different section where they would be more suitably scored.

In the attached appendices staff have provided a redlined and clean version of the proposed changes for the Tax Base Revitalization Account (TBRA), Livable Communities Demonstration Account (LCDA) and LCDA – Transit Oriented Development (TOD) Development programs, and the newly combined LCDA/TOD Pre-development program. Scoring criteria for the [LCDA/TOD Predevelopment Policy Expansion](#) and the [Local Housing Incentives Account \(LHIA\) Affordable Homeownership Pilot](#) were discussed at the December 6, 2021 Community Development Committee, and are not included in this information item.

Summary of substantial changes

Less substantive changes are explained in the Attachment 1, with a clean version provided as Attachment 2. More substantive or summary changes are described below.

Tax Base Revitalization Account (TBRA)

Overall alignment with all LCA programs

While LCDA and LCDA-TOD scoring criteria were substantially updated in 2021, TBRA scoring criteria, given its uniquely specific purpose and subject area, generally stayed the same other than reorganizing them into the three primary scoring categories of Project Outcomes, Project Process, and Project Team.

For 2022, staff have looked at where the intent of the TBRA criteria is substantively the same as LCDA and LCDA-TOD criteria in the Project Outcomes section (which generally occurs in the housing and jobs subcategories) and is proposing to update TBRA criteria to match the language in the LCDA and LCDA-TOD criteria more precisely.

Further, staff have identified where a few criteria specific to TBRA were placed in the primary category reorganization and recommend some changes to better match the criterion to the category.

Finally, staff are proposing changes to Project Process criteria and Project Team criteria to more closely match LCDA and LCDA-TOD when applicable. All of the changes described above can be seen in Attachment A. These recommendations, again, are primarily to create as much consistency and clarity in the criteria across the entire suite of LCA programs, rather than to make major changes to how TBRA applications are scored.

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

Equity scoring

Committee members and Council staff have had discussion about how to score for equity given the myriad populations that experience inequities and disparate outcomes in our region. In 2021 staff specifically called out racial equity as the focus of some criteria yet also offered points for projects addressing other forms of equity. To be as clear as possible in our scoring approach, staff is proposing the following preamble at the beginning of the LCDA and LCDA-TOD scoring tables. Criteria would then only use the word equity, but the context from the following proposed preamble would apply:

LCDA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Therefore, projects addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

In 2021, the Council adopted criteria that required a minimum score of ten (10) from sixteen (16) available equity specific points in the Step One process of the LCDA and LCDA-TOD programs. Six (6) of these points came from three of the criteria in the Project Outcomes category and ten (10) of them came from the two criteria in the Project Process category. Staff discussion with the Community Development Committee on [November 15, 2021](#) proposed changes to the Project Process criteria that clarified how equitable project development and community engagement would be scored, and initially proposed reducing the total points available in the Project Process category from ten (10) to seven (7). Staff is currently recommending eight (8) points for the Project Process category as the preferred balance between equity points in Project Process compared to equity points in Project Outcomes. The two (2) points lost from the Project Process category would be allocated to a new environmental equity criterion in the Project Outcomes category. Finally, a Project Team equity criterion that was a part of

Step Two scoring in 2021 is being moved to Step One based on feedback from the Livable Communities Advisory Committee.

These changes mean the total points available from equity-specific criteria in Step One would increase to 18 (eighteen) and the minimum points required to move from Step One to Step Two would increase from ten (10) to twelve (12). The proposed changes are reflected in the tables below.

Table 1. 2021 LCDA and LCDA-TOD Step One Equity Specific Criteria

Project Outcomes category	
Criterion	Points
Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in housing access	2
Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in access to jobs	2
Support and incentivize the region’s economic competitiveness by furthering racial equity outcomes in transit/transportation access	2
Subtotal	6
Project Process category	
Criterion	Points
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*	5
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*	5
Subtotal	10
TOTAL	16

Table 2. Proposed 2022 LCDA and LCDA-TOD Step One Equity Specific Criteria

Project Outcomes category	
Criterion	Points
Further racial equity outcomes in housing access	2
Further racial equity outcomes in access to economic opportunity	2
Further racial equity outcomes in access to services and amenities	2
Further racial equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms	2
Subtotal Outcomes	8
Project Process category	

Criterion	Points
Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	5
The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	3
Subtotal Process	8
Project Team category	
The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve	2
Subtotal Team	2
TOTAL	18

Scoring for preservation

In 2021 costs associated with rehabilitating and reserving buildings that provide jobs and/or affordable housing became eligible uses of LCDA and TOD funds for the first time. As hoped, applications for preservation projects were submitted in 2021 and were generally well received. Staff did note a few criteria that may inadvertently prioritize new construction over preservation, particularly in the compact, connected development and environment subcategories. Staff is proposing the following changes to improve preservation projects' ability to compete for funds (changes underlined).

Table 3. Proposed criteria changes to support preservation projects

2021 Criterion	Proposed 2022 Criterion
Criterion	Criterion
Intensify land uses and density or intensity of land use on the site	Increase density or intensity of land use on the site <u>or in the project area if new construction; OR Preserve or Intensify land use and density on of the site or in the project area in a way that uses an existing building more efficiently</u>
Conserve natural resources and follow sustainable site design practices	Conserve natural resources, <u>including reuse/preservation of an existing building</u>

Scoring for jobs

The direction from the Livable Communities Act relating to jobs focuses on “helping to change long-term market incentives that adversely impact creation and preservation of living-wage jobs in the fully developed area” (Minn. Stat. § 473.25, subd. a (1)). The primary way scoring criteria have supported this direction is by awarding points for projects that directly create or preserve living wage jobs.

As a part of future evaluation work, LCA staff would like to better explore how the programs can more specifically support broader market impact, per the statutory language, as well as support *Thrive MSP 2040* outcomes of Livability, Prosperity, and Equity by considering what kinds of jobs our programs prioritize and what other efforts can incentivize those jobs.

While that evaluation work will take some time, for 2022 staff is suggesting changes to jobs scoring criteria that begins the process of broadening our understanding of economic stability and opportunity

across the region. Staff is proposing additions and changes to expand jobs criteria for 2022, as show in Table 4 below.

Table 4. Proposed jobs criteria changes

2021 Criterion	Proposed 2022 Criterion
Criterion	Criterion
N/A	Create or preserve jobs that support economic stability of the community in the project area
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	Further economic growth of the community through expanded job options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve; AND The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities

Project Team scoring

Two substantive changes are proposed for the final LCDA/TOD scoring category: Project Team. The first change moves a criterion awarding points to project teams that reflect and respond to the community the project is intending to serve. This was a Step Two criterion in 2021, but in partnership with the Livable Communities Advisory Committee (LCAC) members, who do Step Two scoring, staff determined this criteria more appropriately lives in Step One.

LCAC members also shared that it was difficult to not consider the funding sources for the proposals and the degree to which they impacted the proposal’s ability to achieve the outcomes being presented. In 2021, the scoring criteria no longer considered funding commitments as research showed there was little correlation between the strength of funding commitments and the completion of the project, and rewarding fully resourced projects favored more capitalized, experienced developers. Instead, scoring in 2021 prioritized local efforts to contribute to the project financially.

To address both points staff is proposing a more nuanced criterion in step two that considers the role funding sources can play in achieving outcomes, but not the level of commitment the project has from listed funding sources. The specific criterion is proposed as follows:

- The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project

Finally, staff is proposing a revised criterion in the Project Teams section to more clearly reflect its overall intention. The criterion that the project team can use the grant within the 36 month grant term is not currently effective at differentiating between proposals. All proposals assert the ability to do this, and it is a baseline expectation of all grant awards in LCA programs. Staff instead recommend replacing this with a criterion that pulls out something specifically valued in the LCA statutory language:

partnerships between government, private for-profit, and nonprofit sectors. Scoring based on the strength and type of partnership is a more accurate predictor of project success than a project team stating that they can use the grant in the time allotted.

Attachments

Attachment 1: Redline version of proposed scoring criteria for 2022 in the Tax Base Revitalization Account (TBRA), Livable Communities Demonstration Account (LCDA), and LCDA – Transit Oriented Development (LCDA-TOD) programs

Attachment 2: Clean version of proposed scoring criteria for 2022 in the TBRA, LCDA and LCDA-TOD programs

Attachment 1: 2022 Redline version of proposed 2022 scoring criteria for TBRA, LCDA and LCDA-TOD

This is a redlined version of the proposed 2022 criteria. Text shown in brackets briefly describes the rationale for the proposed change.

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. 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	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI) <i>[Use wording that matches LCDA/TOD]</i>	5
	Increase or retain the number of new full-time equivalent jobs in the region through adaptive reuse, infill development or redevelopment Create or preserve permanent employment opportunities with priority given to projects with living wage jobs <i>[Use wording that matches LCDA/TOD]</i>	
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	
	Demonstrate a market demand for future redevelopment proposals <i>[Moved from Project Process for clarity]</i>	5
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 48

Table 1, Continued: TBRA Site Investigation Scoring Rubric

How: Proposed Project Process		
Category	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities 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* <i>[Use wording that matches LCDA/TOD]</i>	64
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices* Address a city or neighborhood community or economic need and demonstrate a need for public financing <i>[Use wording that matches LCDA/TOD]</i>	62
	Demonstrate a market demand for future redevelopment proposals <i>[Moved to Project Outcomes]</i>	5
Subtotal Process		177
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	1015
	The team demonstrates a need for public financing <i>[Moved From Project Process]</i>	
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way <i>[Added criterion that matches LCDA/TOD]</i>	
	Demonstrate public applicant's capacity to oversee environmental investigations	
Subtotal Team		1015
TOTAL		70
Applications must score at least 35 of the total 70 available points		

Table 2. 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	<p>Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability</p> <p>Increase in affordable rental or ownership housing units for households with incomes at or below 60% of Area Median Income (AMI)</p> <p>[Use wording that matches LCDA/TOD]</p>	25
	<p>Create 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 levels; OR</p> <p>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</p> <p>Preserve existing affordable housing units if 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</p> <p>[Use wording that matches LCDA/TOD]</p>	
	<p>Create or preserve permanent employment opportunities with priority given to o projects with living wage jobs</p> <p>Increase or retain jobs in the region in the region through adaptive reuse, infill development, or redevelopment</p> <p>[Use wording that matches LCDA/TOD]</p>	
	<p>Preserve and/or increase the number of permanent living wage jobs in the region</p> <p>Create jobs in priority high-growth and high-opportunity sectors of the region's economy including technology or environment; and/or advance city job growth priorities</p> <p>[Use wording that matches LCDA/TOD]</p>	
	<p>Increase permanent living wage jobs in a qualified area of concentrated poverty or high unemployment Seeding Equitable Environmental Development (SEED) eligible area*</p> <p>[Incorporates expansion of SEED eligible areas]</p>	

Table 2, continued. TBRA Contamination Cleanup Scoring Rubric

What: Proposed Project Outcomes		
Category	Criteria	Points
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	
	<u>Demonstrate a market demand for future redevelopment proposals</u> <i>[Moved from Project Process]</i>	<u>5</u>
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	
	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 using renewable <u>and/or district</u> energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	
	Potential to support equitable environmental protection based on project location and potential impact of exposure	
Subtotal Outcome		120

Table 2, continued. TBRA Contamination Cleanup Scoring Rubric

How: Proposed Project Process		
Category	Criteria	Points
Process	<p>Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities*</p> <p>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*</p> <p><i>[Use wording that matches LCDA/TOD]</i></p>	<u>10</u>
	<p>The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*</p> <p>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*</p> <p><i>[Use wording that matches LCDA/TOD]</i></p>	<u>4</u>
	<p>Demonstrate a market demand for future redevelopment proposals-</p> <p><i>[Moved to Project Outcomes]</i></p>	<u>5</u>
Subtotal Process		14
Who: Proposed Project Team		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	16
	<p>The team can demonstrate a need for public financing</p> <p><i>[Moved from Project Process]</i></p>	
	<p>The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way</p> <p><i>[New criterion that matches LCDA/TOD]</i></p>	
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Team		16
TOTAL		150
Applications must score at least 75 of the total 150 available points		

Table 3. 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 create or preserve living wage jobs or affordable housing opportunities based on existing land use designation and proximity to existing employment centers 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 <i>[Use wording that matches LCDA/TOD]</i>	5
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	4520
	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	
	Demonstrate a market demand for future redevelopment proposals <i>[Moved from Project Process]</i>	
	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		4651
How: Proposed Project Process		
Category	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities 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* <i>[Use wording that matches LCDA/TOD]</i>	464
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices 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* <i>[Use wording that matches LCDA/TOD]</i>	3
	Demonstrate a market demand for future redevelopment proposals <i>[Moved to Project Outcomes]</i>	5
Subtotal Process		467

Table 3, continued. 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	<u>812</u>
	<u>The team can demonstrate a need for public financing</u> <i>[Moved from Project Process]</i>	
	<u>The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way</u> <i>[New criterion that matches LCDA/TOD]</i>	
	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		<u>812</u>
TOTAL		70
Applications must score at least 35 of the total 70 available points		

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) and Transit Oriented Development (TOD) Predevelopment

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

LCDA and TOD Pre-Development

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

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 4. LCDA and TOD Pre-Development Scoring Rubric

What: Proposed Pre-Development Outcomes	
Category	Points
The goals and vision of 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	108
Create or preserve permanent jobs opportunities with priority for 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 Further equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections* [The focus of the projects is to realize more equitable outcomes for the region's residents. That equitable outcomes improve the region's economic competitiveness is more detail than is required here.]	

Table 4, continued. LCDA and TOD Pre-Development Scoring Rubric

What: Proposed Pre-Development Activity Outcomes	
<p>The pre-development activities will further the project's ability to meet LCA and/or Thrive goals: [It is not possible to effectively score on the quality of potential work or the impact that work will have on the project. Scorers will focus on the expected outcomes of the proposed project in the "What" section rather than specific requested activities.]</p>	
<p>Create or preserve affordable housing, including depth of affordability, housing types, or special populations served, through activities such as public engagement, market studies, etc.</p>	15
<p>Create or preserve permanent, living wage jobs, through activities such as workforce training compatibility, business incubation, cooperative ownership models, public engagement, etc.</p>	
<p>Create compact, efficient development, through activities such as density studies, market studies, design charrettes, etc.</p>	
<p>Achieve connectedness within the project area through activities such as site design, micromobility studies, and accessibility and universal design development as well as across the region through activities such as parking/traffic studies, etc.</p>	
<p>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.</p>	
<p>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.</p>	
How: Proposed Project Process	
<p>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</p>	12
<p>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 inequities*</p>	
<p>Project team will create deliverable summarizing the outcomes of the predevelopment activities with respect to LCA/Thrive goals <u>Degree to which overall Pre-development efforts and proposed grant activities further vision/goals of the future development project.</u> <i>[A summary of the deliverables and impact on the project is submitted in the final grant report but is not an effective scoring criterion.]</i></p>	

Table 4, continued. LCDA and TOD Pre-Development Scoring Rubric

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 reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way*	
<p style="color: red; margin: 0;"><u>The project team is able to use the grant, if awarded, within the 24-month grant term</u> <u>The project forms partnerships between government, private for-profit, and nonprofit sectors.</u></p> <p style="margin: 0;"><i>[The strength and type of partnerships has proven to be a more accurate predictor of project success.]</i></p>	
Total Points	32
Applications must score at least 30 <u>22</u> of the 45 <u>32</u> available points	

**While equity will be considered as a part of all scoring criteria, criteria noted with an asterisk (*) specify that it is equity-specific 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).

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 5. 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 Create or preserve affordable housing types opportunities with priority given to projects that or serving serve populations not currently served by the local housing market, and priority given for projects with the deepest affordability, and for those including supportive services or other needed services <i>[Simplify wording and reward projects including supportive services for residents]</i>	8	The new or preserved housing supports the future residents through design, programming/services, and/or community created or preserved through the housing development mix of affordability Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services <i>[Shifting focus to community benefiting outcomes rather than the potential vehicles to achieve those outcomes.]</i>	7
	Increase regional housing choice by creating Create 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 <i>[Simplify wording]</i>			
	Support and incentivize the region’s economic competitiveness by Furthering racial equity outcomes in housing access* <i>[The focus of the projects is to realize more equitable outcomes for the region’s residents. That equitable outcomes improve the region’s economic competitiveness is more detail than is required here.]</i>	2*		

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Jobs	<p>Create or preserve permanent employment opportunities; with priority given to for projects with living wage jobs <i>[Simplify wording]</i></p> <p>Create or preserve jobs that support economic stability of the community in the project area <i>[Economic stability is a broader metric that captures the goal of increased jobs but can include workforce development or other opportunities that increase the economic stability of residents.]</i></p>	8	<p>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-</p> <p>Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve <i>[Focus on economic opportunity rather than jobs alone]</i></p>	7
	<p>Create employment economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including the technology or environment sectors; and/or advance city job growth priorities and/or create/preserve industrial jobs with access to regional transit systems sites proximate to rail freight facilities or ports- <i>[Consistent with a focus on economic opportunity rather than employment opportunities alone. New language aligns with LCDA-TOD and regional economic framework.]</i></p>		<p>The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities <i>[Rewards projects that are focusing on economic stability and wealth creation rather than jobs alone - added to be consistent with the shift towards economic opportunity and to help projects with broader economic impacts be competitive.]</i></p>	
	<p>Support and incentivize the region's economic competitiveness by-Furthering racial equity outcomes in access to economic opportunity jobs* <i>[The focus of the projects is to realize more equitable outcomes for the region's residents. That equitable outcomes improve the region's economic competitiveness is more detail than is required here.]</i></p>	2*		

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Compact, Connected Development	<p>Intensify Increase land uses and density <u>or intensity of land use</u> on the site <u>or in the project area if new construction</u>; OR Preserve <u>or intensify land use and density on the site or in the project area in a way that uses an existing building more efficiently</u></p> <p><i>[Including points for preservation of land uses on the site allows for preservation and adaptive reuse projects to be more competitive]</i></p>	8	<p>Provide design-led strategies, <u>specific to the population the project is intending to serve</u>, that support or expand pedestrian, bicycle, and other micro-mobility infrastructure <u>for people to walk, bike, or use other kinds of transportation</u> in and around the project site, <u>including accessibility and universal design features</u>, especially those that contribute to larger existing or planned networks</p> <p><i>[Rewards projects who are designing with the end user in mind and changes the wording to be more human centered.]</i></p>	7
	<p>Takes advantage of available connections between housing, jobs, services and amenities across the region using existing and planned transit and transportation systems</p> <p><i>[Transit is included in transportation systems and LCDA does not have an explicit focus on public transit]</i></p>			
	<p>Increase diversity of land uses <u>and activities</u> in the project area in a way that increases activity in the area and/or access to services and amenities, <u>with a focus on complementary uses and human-centered experiences</u></p> <p><i>[Addresses the experience of being in the project area rather than the diversity of land uses alone.]</i></p>	2*	<p><u>Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and project area</u></p> <p><i>[Moved from the Environment and Livability section as it more accurately speaks to the compact and connected nature of the development project.]</i></p>	

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Environment and Livability	Maximize access to local and regional parks and trails <u>and green space</u> through outreach, site design, or programming <i>[Added to include consideration of other forms of green space access]</i>	408	<u>Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms</u> <i>[Step Two criteria did not previously include environmental sustainability metrics.]</i>	7
	Minimize greenhouse gas emissions		<u>The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes</u> <i>[Step Two criteria did not previously include environmental sustainability metrics.]</i>	
	Conserve natural resources <u>and follow sustainable site design practices, including reuse/preservation of an existing building</u> <i>[Added to allow preservation and adaptive reuse projects to be competitive.]</i>			
	<u>Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*</u> <i>[Previously not an explicit equity criterion for the Environment and Livability section - this was added to be consistent with the scoring for other Project Outcomes sections.]</i>	2*	Optional narrative about project outcomes-	2

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes			
Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria
Process	Address a <u>or identify a specific</u> residential and/or workforce community need that was identified by or with in consideration of those least represented and residents or workers most impacted by current and historic racial inequities* <i>[Simplify wording for clarity]</i>	5*	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted <u>by inequities.</u> <i>[Further clarify the priority for addressing identified equity concerns.]</i>
	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* <u>The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*</u> <i>[Simplify wording for clarity]</i>	5 <u>3</u> *	<u>The project and the team use a strategic and integrated approach to addressing equity issues</u> <i>[Reward projects that are taking a holistic approach to addressing equity]</i>
			Optional narrative about project process

Table 5, continued. LCDA Development Scoring Rubric

Who: Proposed Project Team					
Step One – Scored by staff		Step Two – Scored by LCAC			
Criteria	Points	Criteria	Points		
Project Team	<p>The project team is able to use the grant, if awarded, within the 36-month grant term <u>The project forms partnerships between government, private for-profit, and non-profit sectors</u> <i>[The strength and type of partnerships has proven to be a more accurate predictor of project success. The revised criterion also better reflects stated priorities in the LCA statutory language.]</i></p>	8	<p>The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project <i>[Captures the capacity of the project team to identify necessary sources to fully fund the project]</i></p>	5	
	Local efforts to contribute to the project financially, considering the context of community capacity				
	<p>The applicant and development partner(s) plan to work together to complete grant activities <u>The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*</u> <i>[Moved from Step Two to Step One and included in the minimum equity score].</i></p>	2*	Equity		
			<p>The intended outcomes of the project will result in more equitable outcomes <i>[Added as a holistic equity metric to support projects focused on equitable outcomes]</i></p>	2	
Step One Total		6058	Step Two Total		4042
Applications must score at least 40 39 of the total 60 58 Step One points to move to Step Two with 40 12 of the 46 18 equity points (*) awarded.					
Applications must score at least 65 of the total 100 available points to be eligible 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.

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).

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 6. 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 <u>Create or preserve affordable housing opportunities with priority given to projects that or serving</u> serve populations not currently served by the local housing market, priority given <u>and for those including supportive services or other needed services</u> <i>[Simplify wording and prioritizing projects that include supportive services for residents]</i>	8	The new or preserved housing supports the future residents through design, programming/services, and/or community created or preserved through the housing development mix of affordability <u>Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services</u> <i>[Shifting focus to community benefiting outcomes rather than the potential vehicles to achieve those outcomes]</i>	7
	Increase regional housing choice by creating <u>Create</u> 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 <u>levels</u> ; 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 <i>[Simplify wording]</i>			
	Support and incentivize the region’s economic competitiveness by <u>Furthering racial equity outcomes in housing access*</u> <i>[The focus of the projects is to realize more equitable outcomes for the region’s residents.]</i>	2*		

Table 6, continued. LCDA-TOD Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Jobs	<p>Create or preserve permanent employment opportunities; with priority given to for projects with living wage jobs <i>[Simplify wording]</i></p>		<p>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 <u>Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve</u> <i>[Focus on economic opportunity rather than jobs alone]</i></p>	
	<p><u>Create or preserve jobs that support economic stability of the community in the project area</u> <i>[Economic stability is a broader metric that captures the goal of increased jobs but can include workforce development or other opportunities that increase the economic stability of residents]</i></p>	8	<p><u>The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities</u> <i>[Rewards projects focusing on economic stability and wealth creation beyond jobs alone - added to be consistent with the shift towards economic opportunity in other criteria and to help projects with broader economic impacts to be competitive]</i></p>	7
	<p>Create jobs <u>economic opportunity</u> in priority high-growth and high-opportunity sectors of the region's economy including technology or environment; and/or advance local city job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems <i>[Consistent with a focus on economic opportunity rather than employment opportunities alone]</i></p>			
	<p>Support and incentivize the region's economic competitiveness by Furthering racial equity outcomes in access to <u>economic opportunity jobs</u>*</p>	2*		

Table 6, continued. LCDA-TOD Development Scoring Rubric

	Category	Points	Category	Points
Compact, Connected Development	<p>Intensify land uses and density in proximity to the transit station in a way that contributes to greater levels of station area activity <u>Increase the level of station area activity through greater density or intensity of land use on the site or in the station area if new construction; OR</u> <u>Preserve or intensify land use and density on the site or in the station area in a way that uses an existing building more efficiently</u> <i>[Adding the preservation of land use and density as a consideration for rehab or adaptive reuse projects to be competitive]</i></p>	1542	<p>Provide design-led strategies, <u>specific to the population the project is intending to serve</u>, that support or expand <u>pedestrian, bicycle, and other micro-mobility infrastructure for people to walk, bike, or use other kinds of transportation</u> in and around the project site, <u>including accessibility and universal design features</u>, especially those that contribute to larger existing or planned networks <i>[Rewards projects that are designing with the end user in mind and changes the wording to be more human centered]</i></p> <p><i>[Moved from the Environment and Livability section as it more accurately speaks to the compact and connected nature of the development project]</i> ↓</p> <p><u>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</u></p>	109
	<p>Increase diversity and complementary mix of land uses <u>and activities and/or access to services and amenities</u> in the transit corridor and station area, <u>with a focus on complementary uses and human-centered experiences 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</u> <i>[Simplifying wording, addressing the experience of being in the station area rather than the diversity of land uses alone, and separating land use diversity from increased transit ridership as independent issues for evaluation]</i></p>			
	<p><u>Generate greater transit ridership, a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle</u> <i>[Separated from previous criteria]</i></p>			
	<p>Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems</p>			

Table 6, continued. LCDA-TOD Development Scoring Rubric

	Category	Points	Category	Points
	<p>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; <u>to for projects that implement part of a broader adopted plan or vision for the transit station or corridor advance a broader local TOD vision for the shared transit corridor</u> <i>[Simplifying wording and clarifying the priority for alignment with adopted plans]</i></p>		<p><u>Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and throughout station area</u> <i>[Moved from the Environment and Livability section as it more accurately speaks to the compact and connected nature of the development project]</i></p>	
	<p>Support and incentivize the region's economic competitiveness by f<u>urthering racial</u> equity outcomes in access to <u>services and amenities</u> and choice of transportation and transit options* <i>[The focus of the projects is to realize more equitable outcomes for the region's residents. That equitable outcomes improve the region's economic competitiveness is more detail than is required here]</i></p>	2*		
Environment and Livability	<p>Maximize access to local and regional parks and trails <u>and green space</u> through outreach, site design, or programming <i>[Added to include consideration of other forms of green space access]</i></p>	108	<p>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 <u>Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms</u> <i>[Step Two criteria did not previously include environmental sustainability metrics]</i></p>	7

Table 6, continued. LCDA-TOD Development Scoring Rubric

	Category	Points	Category	Points
Environment and Livability	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. The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes. [Step Two criteria did not previously include environmental sustainability metrics]	
	Conserve natural resources and follow sustainable site design practices, including reuse/preservation of an existing building [Added to allow preservation and adaptive reuse projects to be more competitive]			
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms* [Previously there was not an explicit equity criterion for the Environment and Livability section - this was added to be consistent with the scoring for other Project Outcomes sections]	<u>2*</u>	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. <u>Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms</u> [Step Two criteria did not previously include environmental sustainability metrics]	7
	Subtotal Outcomes	47	Subtotal Outcomes	31

Table 6, continued. LCDA-TOD Development Scoring Rubric

How: Proposed Project Process				
	Criteria	Points	Criteria	Points
Process	<p>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</p> <p><u>Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*</u></p> <p><i>[Simplify wording]</i></p>	405*	<p>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 inequities by the project</p> <p><i>[Further clarify the priority for addressing identified equity concerns]</i></p> <p><u>The project and the team use a strategic and integrated approach to addressing equity issues</u></p> <p><i>[Reward projects that are taking a holistic approach to addressing equity]</i></p>	67
	<p>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</p> <p><u>The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*</u></p> <p><i>[Simplify wording]</i></p>	3*	<p>Optional narrative about project process</p>	4
	Subtotal Process		408	Subtotal Process
Who: Proposed Project Team				
	Criteria	Points	Criteria	Points
Project Team	<p>The project team is able to use the grant, if awarded, within the 36-month grant term</p> <p><u>The project uses partnerships between government, private for-profit, and nonprofit sectors</u></p> <p><i>[The strength and type of partnerships has proven to be a more accurate predictor of project success. The revised criterion also better reflects stated priorities in the LCA statutory language.]</i></p>	407	<p><u>The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project</u></p> <p>The project team, including partners, is designed to be reflective and responsive to those under-represented and most impacted by the project</p> <p><i>[Captures the capacity of the project team to identify necessary sources to fully fund the project]</i></p>	65
	<p>Local efforts to contribute to the project financially, considering the context of community capacity</p>			

	<p>The applicant and development partner(s) plan to work together to complete grant activities</p> <p>The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*</p> <p><i>[Moved from Step Two to Step One and included in the minimum equity score]</i></p>	2*	Equity	
			<p><u>The intended outcomes of the project will result in more equitable outcomes</u></p> <p><i>[Added as a holistic equity metric to support projects focused on equitable outcomes]</i></p>	2
	Subtotal Team	10	Subtotal Team	67
	Step One total	64-65	Step Two total	46-45
<p>Applications must score at least 42 of the total 6465 Step One points to move to Step Two with 4012 of the 4618 equity points (*) awarded.</p>				
<p>Applications must score at least 75 of the total 110 available points to be eligible for funding</p>				

Attachment 2. Clean version of proposed scoring criteria for 2022 in the TBRA, LCDA and LCDA-TOD programs

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. 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	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	5
	Create or preserve permanent employment opportunities with priority given to projects with living wage jobs	
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	
	Demonstrate a market demand for future redevelopment proposals	5
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		48

Table 1, Continued: TBRA Site Investigation Scoring Rubric

How: Proposed Project Process		
Category	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4
	The city is taking steps toward addressing racial and other inequities at the local level, especially efforts to implement equitable development practices	2
Subtotal Process		7
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	15
	The team demonstrates a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Demonstrate public applicant's capacity to oversee environmental investigations	
Subtotal Team		15
TOTAL		70
Applications must score at least 35 of the total 70 available points		

Table 2. 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	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market and for projects with the deepest affordability	25
	Create 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	
	Create or preserve permanent employment opportunities with priority Given to projects with living wage jobs	
	Create jobs in priority high-growth and high-opportunity sectors of the region’s economy including technology or environment; and/or advance city job growth priorities	
	Increase permanent living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area	

Table 2, continued. TBRA Contamination Cleanup Scoring Rubric

What: Proposed Project Outcomes		
Category	Criteria	Points
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	
	Demonstrate a market demand for future redevelopment proposals	5
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	
	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 using renewable and/or district energy sources	
	Increase job opportunities within micro-enterprises, worker-owned businesses, or other business models that support wealth creation	
	Potential to support equitable environmental protection based on project location and potential impact of exposure	
Subtotal Outcome		120

Table 2, continued. TBRA Contamination Cleanup Scoring Rubric

How: Proposed Project Process		
Category	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities	10
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	4
Subtotal Process		14
Who: Proposed Project Team		
Capacity	Demonstrate public applicant's capacity to oversee environmental cleanups	16
	The team can demonstrate a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	Project team's readiness to proceed with project site cleanup and construction	
Subtotal Team		16
TOTAL		150
Applications must score at least 75 of the total 150 available points		

Table 3. 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 create or preserve living wage jobs or affordable housing opportunities based on existing land use designation and proximity to existing employment centers	5
Compact, Connected Development	Develop vacant lots or re-use vacant buildings	20
	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	
	Demonstrate a market demand for future redevelopment proposals	
	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		51
How: Proposed Project Process		
Category	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	4
	The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices	3
Subtotal Process		7

Table 3, continued. 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	12
	The team can demonstrate a need for public financing	
	The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way	
	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		12
TOTAL		70
Applications must score at least 35 of the total 70 available points		

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) and Transit Oriented Development (TOD) Predevelopment

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

LCDA and TOD Pre-Development

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

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 4. LCDA and TOD Pre-Development Scoring Rubric

What: Pre-Development Project Outcomes	
Category	Points
The goals and vision of 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	10
Create or preserve permanent jobs opportunities with priority for 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	
Further equity outcomes in access to affordable housing, access to living wage jobs, climate impacts, and regional connections*	

Table 4, continued. LCDA and TOD Pre-Development Scoring Rubric

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 inequities*	
Degree to which overall Pre-development efforts and proposed grant activities further vision/goals of the future development project.	
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 reflect and be responsive to those underrepresented and most impacted by the project; or the predevelopment activities will seek to build such partnerships in a meaningful way*	
The project forms partnerships between government, private for-profit, and nonprofit sectors	
Total Points	32
Applications must score at least 22 of the 32 available points	

**While equity will be considered as a part of all scoring criteria, criteria noted with an asterisk (*) specify that it is equity-specific 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).

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 5. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, for projects with the deepest affordability, and for those including supportive services or other needed services	8	Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7
	Create 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			
	Further equity outcomes in housing access*	2*		

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	8	Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7
	Create or preserve jobs that support economic stability of the community in the project area			
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region’s economy including technology or environment; and/or advance city job growth priorities and/or create/preserve industrial jobs with access to regional transit systems			
	Further equity outcomes in access to economic opportunity*	2*	The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	

Table 5, continued. LCDA Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Compact, Connected Development	Increase density or intensity of land use on the site or in the project area if new construction; OR Preserve or intensify land use and density on of the site or in the project area in a way that uses an existing building more efficiently	8	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation 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 transportation systems			
	Increase diversity of uses and activities in the project and/or access to services and amenities, with a focus on complementary uses and human-centered experiences			
	Further equity outcomes in access to services and amenities*	2*	Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and project area	
Environment and Livability	Maximize access to local and regional parks and trails and green space through outreach, site design, or programming	8	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms	7
	Minimize greenhouse gas emissions			
	Conserve natural resources , including reuse/preservation of an existing building			
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*	The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes	

Table 5, continued. LCDA Development Scoring Rubric

How: Proposed Project Process				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities	5*	Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, centering those under-represented and most impacted by inequities	7
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*	The project and the team use a strategic and integrated approach to addressing equity issues	
Who: Proposed Project Team				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Project Team	The project forms partnerships between government, private for-profit, and non-profit sectors	8	The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5
	Local efforts to contribute to the project financially, considering the context of community capacity			
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*	Equity	
			The intended outcomes of the project will result in more equitable outcomes	2
	Step One Total	58	Step Two Total	42
Applications must score at least 39 of the total 58 Step One points to move to Step Two with 12 of the 18 equity points (*) awarded.				
Applications must score at least 65 of the total 100 available points to be eligible 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.

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).

LCA is focused on addressing racial inequity in the region given race is the largest predictor of inequitable outcomes in jobs, housing, and other LCA goals. Project addressing racial equity will be prioritized in scoring. Projects addressing other inequities will earn points towards how they address those inequities but will not receive full points unless they also consider the intersection of racial inequity.

Table 6. LCDA-TOD Development Scoring Rubric

What: Proposed Project Outcomes				
	Step One – Scored by staff		Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, priority for projects with the deepest affordability, and for those including supportive services or other needed services	8	Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7
	Create 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			
	Further equity outcomes in housing access*	2*		

Table 6, continued. LCDA-TOD Development Scoring Rubric

What: Proposed Project Outcomes				
Step One – Scored by staff			Step Two – Scored by LCAC	
	Criteria	Points	Criteria	Points
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	8	Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7
	Create or preserve jobs that support economic stability of the community in the project area		The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including technology or environment; and/or advance city job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems			
	Further equity outcomes in access to economic opportunity *	2*		
Compact, Connected Development	Increase the level of station area activity through greater density or intensity of land use on the site or in the station area if new construction; OR Preserve or intensify land use and density on the site or in the station area in a way that uses an existing building more efficiently	15	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to walk, bike, or use other kinds of transportation in and around the project site, especially those that contribute to larger existing or planned networks	10
	Increase diversity of-uses and activities and/or access to services and amenities in the transit corridor and station area, with a focus on complementary uses and human-centered experiences		Catalyze or position the station area for additional transit-oriented development in a way that leverages public infrastructure and doesn't contribute to displacement of existing residents or businesses	
	Generate greater transit ridership, a higher diversity of trip purposes viable via transit, and reduce 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			

Table 6, continued. LCDA-TOD Development Scoring Rubric

	Criteria	Points	Criteria	Points
	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 for projects that implement part of a broader adopted plan or vision for the transit station or corridor		Create a welcoming public realm and access to green space that facilitates social interactions and increases community resilience within the site and throughout the station area	
	Further equity outcomes in access to services and amenities and choice of transportation and transit options*	2*		
Environment and Livability	Maximize access to local and regional parks and trails and green space through outreach, site design, or programming	8	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms	7
	Minimize greenhouse gas emissions		The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes	
	Conserve natural resources, including reuse/preservation of an existing building			
	Further equity outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*	Mitigate negative environmental impacts on residents or workers in the area; priority for projects in areas most impacted by past environmental harms	
	Subtotal Outcomes	47	Subtotal Outcomes	31

Table 6, continued. LCDA-TOD Development Scoring Rubric

How: Proposed Project Process				
	Criteria	Points	Criteria	Points
Process	Address a residential and/or workforce need that was identified by or with residents or workers most impacted by inequities*	5*	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 inequities	7
			The project and the team use a strategic and integrated approach to addressing equity issues	
	The City is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices*	3*		
	Subtotal Process	8	Subtotal Process	7
Who: Proposed Project Team				
	Criteria	Points	Criteria	Points
Project Team	The project uses partnerships between government, private for-profit, and nonprofit sectors	8	The funding sources identified, not necessarily committed, for the project reasonably reflect what is necessary to complete the project	5
	Local efforts to contribute to the project financially, considering the context of community capacity			
	The project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*	Equity	
	Subtotal Team	10	Subtotal Team	7
	Step One total	65	Step Two total	45
Applications must score at least 42 of the total 65 Step One points to move to Step Two with 12 of the 18 equity points (*) awarded.				
Applications must score at least 75 of the total 110 available points to be eligible for funding				