

Tax Base Revitalization Account: Seeding Equitable Environmental Development (TBRA SEED)

Livable Communities Act

Original Purpose

Address equity and poverty by supporting site investigation and contamination cleanup within census tracts identified as areas of concentrated poverty, and on sites with potential for redevelopment, but not an identified redevelopment project.

SEED Analysis

After thorough SEED evaluation and past discussions, today staff will be presenting options and recommendations in consideration of the following key questions:

- Should additional areas be considered for SEED eligibility?
- Is SEED sufficiently incentivizing development interest, and meeting TBRA goals of increased tax base and jobs/housing?
- Are there other ways to increase interest in SEED?

SEED Analysis

Should additional areas be considered for SEED eligibility?

ACP focus

Poverty concentration (40% or more of the population earns around 50% of Area Median income or less)

Concentrations of Black, Indigenous and other populations of color over 50%

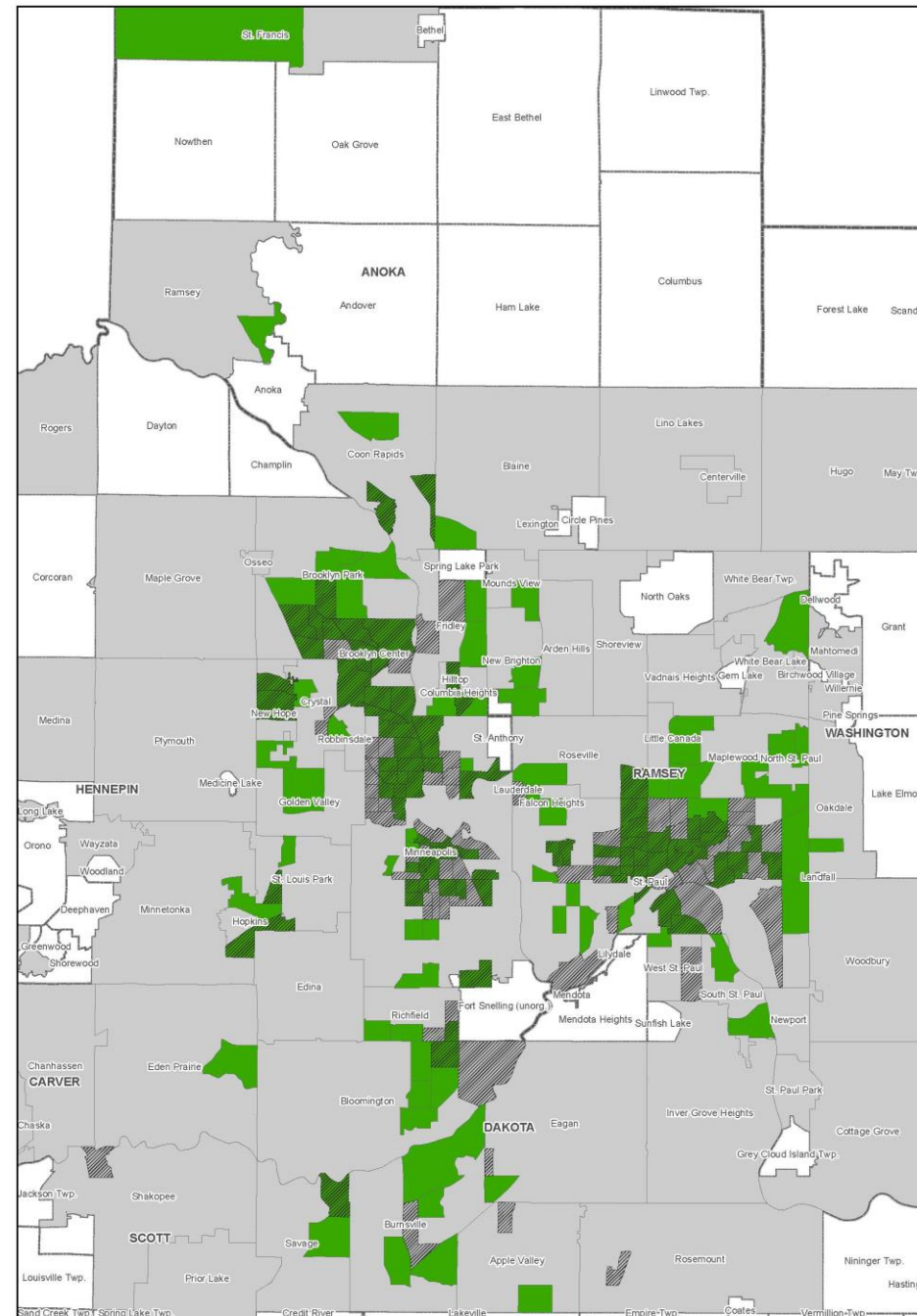
What other data could we consider?

ACP data
Poverty concentration (40% or more of the population earns around 50% of Area Median income or less)
Concentrations of Black, Indigenous and other populations of color over 50%

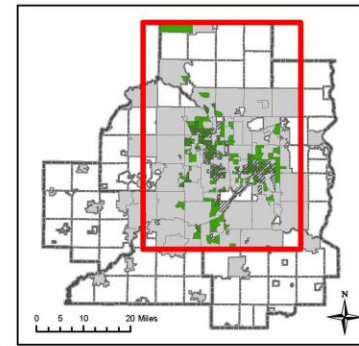


Data	Consideration
Building permit activity	Areas with less development activity
Concentrations of low wage jobs	Areas with less economic opportunity
Concentrations of Black, Indigenous and other populations of color over the regional average	Wider net of areas with relatively high shares of residents most impacted by racial inequities
Concentrations of low-income households	Wider net of areas with relatively higher shares of residents living in poverty

Potential SEED expansion



- Current and Historical ACP
- Expanded qualifying tracts
- 2022 LCA Participant
- County Boundaries
- City and Township Boundaries

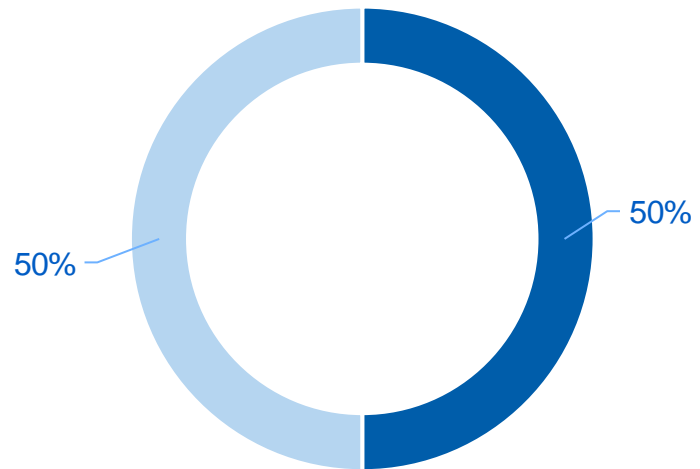


*Are there questions or concerns about expanding
SEED eligible areas?*

SEED Analysis

Is SEED sufficiently incentivizing development interest, and meeting TBRA goals of increased tax base and jobs/housing?

SEED Awards 2015-2019



- Less than 90% of funds drawn down
- Over 90% of funds drawn down

Option 1: Maintain Current Program Design

- Continue to accept SEED applications for eligible sites with development potential but no identified project
- Continue to encourage sites with identified projects in SEED areas to apply to regular TBRA
- Recommend revisiting outcomes in 2025 to consider if the program is sufficiently achieving TBRA goals of tax base increase and creation or preservation of jobs and housing

Option 2: All SEED eligible locations must apply to SEED

- Sites *without* identified redevelopment projects in SEED eligible areas would compete *with* redevelopment projects in SEED eligible areas
- Sites without identified redevelopment projects would be less competitive, but they could still receive funding depending on other criteria and how much competition from redevelopment projects there were in that cycle
- If this option is preferred, staff will make a recommendation to shift funding availability to accommodate more applications in the SEED category

Option 3: Absorb SEED into regular TBRA

- Only identified redevelopment projects would be competitive.
- Projects in SEED eligible areas would receive additional points

What are the committee's thoughts on these three options?

Additional Considerations

- Staff will continue to reach out to SEED eligible cities to generate interest in the program
- Expanding SEED eligible areas may have the secondary benefit of generating more applications from more cities
- Removing the 25% local match may also increase applications

Are there any additional questions or concerns the committee would like staff to address?

Contact Us

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