

Information Item

Community Development Committee



Meeting Date: January 17, 2023

Topic

2023 Livable Communities Act Funding Availability and Scoring Criteria Discussion

District(s), Member(s): All
Policy/Legal Reference: Minn. Stat. § 473.25
Staff Prepared/Presented: Sarah Berke, Senior Manager, Livable Communities, 651-602-1198
Division/Department: Community Development/Regional Planning

Background

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities funds based on program criteria established by the Council. Criteria must be consistent with and promote the purposes of the statute and the Metropolitan Development Guide.

This information item will review (1) funding availability and (2) scoring criteria recommendations for discussion with the Community Development Committee before recommending approval of the comprehensive 2023 LCA Fund Distribution Plan, tentatively scheduled for the February 6, 2023, regular committee meeting agenda. Staff reviewed 2022 program demand and consulted with Community Development Finance and Administration staff to consider any recommendations for funding availability beyond the statutorily determined base amounts.

(1) Funding Availability & Recommended Allocation

Recommendations for each LCA program are presented below.

2023 Funding Availability

The base amounts available for each program in 2023 are shown in Table 1 below and are derived from the statutory requirements or from the levy.

Table 1. 2023 LCA Base Revenues

Program	2023 Base Revenues
Tax Base Revitalization Account (TBRA)	\$5.0 M
Livable Communities Demonstration Account (LCDA)	\$13.6 M
Local Housing Incentives Account (LHIA)	\$1.5 M

As in past years, there are reserves available to program to supplement available funding in each program. Some reserves are restricted to a specific program; others are unrestricted and may be allocated to any program. Programmable reserves available for consideration in 2023 are shown

in Table 2. Typically, some but not all of these reserves are allocated to programs each year, while a portion of reserves is held back to support cash flow.

Table 2. 2023 LCA Programmable Reserves

Program	TBRA	LCDA	LHIA
Restricted Reserves	\$1.5 M	\$4.6 M	\$0
Unrestricted Reserves	\$7.2 M		

Staff is recommending allocation of these reserves by program as described in the remainder of this report.

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. There are three application paths for TBRA: Contamination Cleanup, Site Investigation, and Seeding Equitable Environmental Development.

Demand: In 2022, for the first time in over 10 years, total eligible requests for TBRA funding were less than the available funds, leaving \$811,600 unspent. Staff hypothesizes that this could be an early indication of reduced development activity due to changing market conditions. Staff recommends level funding for 2023, based on this uncertainty.

Staff’s funding recommendations are summarized in Table 3.

Table 3. 2023 TBRA Funding Recommendation

Program	TBRA <i>Contamination Cleanup & Site Investigation</i>	TBRA – SEED <i>Seeding Equitable Environmental Development</i>
Base Funding Allocation (\$5M)	\$5.0 M	\$0
Restricted Reserves Allocation (of \$1.5M available)	\$0	\$0.5 M
Unrestricted Reserves Allocation (of \$7.2M available across programs)	\$0	\$0
Total Funding Availability Recommended for 2023	\$5.0 M <i>Two cycles \$2.5M per cycle Up to \$125K for Site Investigation per cycle</i>	\$0.5 M <i>Two cycles \$250K per cycle</i>

Local Housing Incentives Account (LHIA)

The LHIA helps expand and preserve lifecycle and affordable housing, for rental and ownership. LHIA annual base funding includes \$500,000 transferred from the LCDA tax levy plus \$1 million from the Council’s general fund. The Council has consistently supplemented this base using



interest earnings from LCA program accounts or General Purposes Levy revenues through the Council’s special initiative funding process. Between 2015 and 2019, the average investment over base was just under \$1M. In the most recent three years, in 2020-2022, the Council made historic LHIA amounts available above the base in the amounts of \$4M, \$6.5M, and \$4M, respectively, including \$2M to launch the LHIA Affordable Homeownership Pilot in 2022. Municipalities, by statute, must match LHIA funding awards on a 1:1 basis.

Demand - Consolidated RFP: LHIA funding is typically pooled with Minnesota Housing’s Consolidated Request for Proposals (RFP) each year; historically, some portion of the Council’s LHIA funding is awarded to multi-family rental projects and some to single-family homeownership projects (\$2.5M and \$1.0M, respectively, in 2022). Funds distributed through the RFP continue to be in high demand. This year, more than \$138M was requested with only \$63M available statewide for multifamily projects; 54% of multifamily RFP applications came from the metropolitan region). For single-family RFP requests, more than \$20M was requested in the metropolitan region, with just \$12M available for awards, in 2022.

Demand - Pilot: The Council launched a \$2M Affordable Homeownership Pilot in 2022 to determine whether Council homeownership priorities can more successfully be met by making LHIA single-family homeownership awards through a Council-run process outside the consolidated RFP. The intention stated at the outset in 2022 was that, if successful, the pilot could be funded long-term out of the base LHIA amount and any programmable reserves.

Demand for the initial round of Pilot funding exceeded expectations, and only 24% of requests (\$2M of \$8.2M in requests, or 25 of 93 proposed homes) can be funded. Because of the strong demand for the Pilot, staff recommends the Council continue it in 2023.

Staff’s funding recommendations are summarized in Table 4.

To reduce redundancy in 2023, staff proposes to direct single-family applications to the Affordable Homeownership Pilot rather than through the RFP, and to make only multi-family rental awards in the consolidated RFP process. (This does not preclude making single-family homeownership awards in future years through the Consolidated RFP but would support continued focus on evaluating the pilot this year).

Accordingly, \$2M of unrestricted LCA reserves is proposed for the homeownership Pilot, and \$1M in unrestricted reserves is proposed for the multifamily RFP, keeping the Pilot funded at a total of \$2.5M (compared to \$2M Pilot + \$1M single-family RFP in 2022). This would represent an overall decrease of \$1M in both LHIA programs compared to 2022, when the Council allocated \$2M in special initiatives funding.

If the Council identifies any additional sources of funding to direct toward LHIA for affordable rental or homeownership goals, as it has in past years, the strong demand for both the traditional and pilot programs suggests that any such funds could be effectively deployed.

Table 4. 2023 LHIA Funding Recommendation, with Strategic Initiatives Funding Placeholder

Program	LHIA (Consolidated RFP - Multifamily)	LHIA Affordable Homeownership Pilot – Year 2
Base Funding Allocation (\$1.5M)	\$1.5 M	\$0
Unrestricted Reserves Allocation (of \$7.2M available across programs)	\$1.0 M	\$2.5 M
Additional Strategic Initiatives	\$0 / TBD	\$0 M / TBD



Funding (TBD)		
Total Funding Availability Recommended for 2023	\$2.5 M <i>(Proposed/for discussion)</i>	\$2.5 M <i>(Proposed/for discussion)</i>

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

LCDA and LCDA-TOD supports development and redevelopment projects that link housing, jobs and services and use community and regional infrastructure efficiently. LCDA-TOD grants are focused on high density projects that contribute to a mix of uses in TOD-eligible areas along light rail, commuter rail, BRT, and high-frequency bus corridors. The LCDA and TOD Pre-Development and Policy program supports early-stage development and redevelopment projects that link housing, jobs and services and use community and regional infrastructure efficiently, as well as local policies to advance LCA and Thrive 2040 goals. Based on a formula in statute, base funding for LCDA programs is \$13.6 M for 2023.

Demand: Demand was slightly lower in 2022 for LCDA/TOD development funds than it had been in 2021, although still consistent with many past years. The overall program still received more requests for development funding than it was able to fund, especially for TOD. Staff is monitoring to determine whether external economic trends are influencing application rates but recommends increasing the overall LCDA/TOD budget by \$1 million, compared to 2022. For the Pre-Development program, which is offered in two rounds annually, the funding was not fully subscribed in either round in 2022. The Policy grant program, within the Pre-Development funding allocation, was new for the first time in 2022. Staff recommends Pre-Development/Policy funding allocations remain level as they expand on efforts to promote both programs to LCA participants in 2022.

Staff’s funding recommendations are summarized in Table 5.

Table 5. 2023 LCDA and LCDA-TOD Funding Recommendation

Program	LCDA Development	LCDA-TOD Development	LCDA & TOD Predevelopment/ Policy
Base Funding Allocation (\$13.6M)	\$7.3 M	\$4.3 M	\$2.0 M
Restricted Reserves Allocation (of \$4.6M available, \$3.0 M recommended)	\$2.0 M	\$1.0 M	\$0
Unrestricted Reserves Allocation (of \$7.2M available across programs)	\$0	\$0	\$0
Total Funding Availability Recommended for 2023	\$9.3 M	\$5.3 M	\$2.0 M

LCDA-TOD Eligible Areas

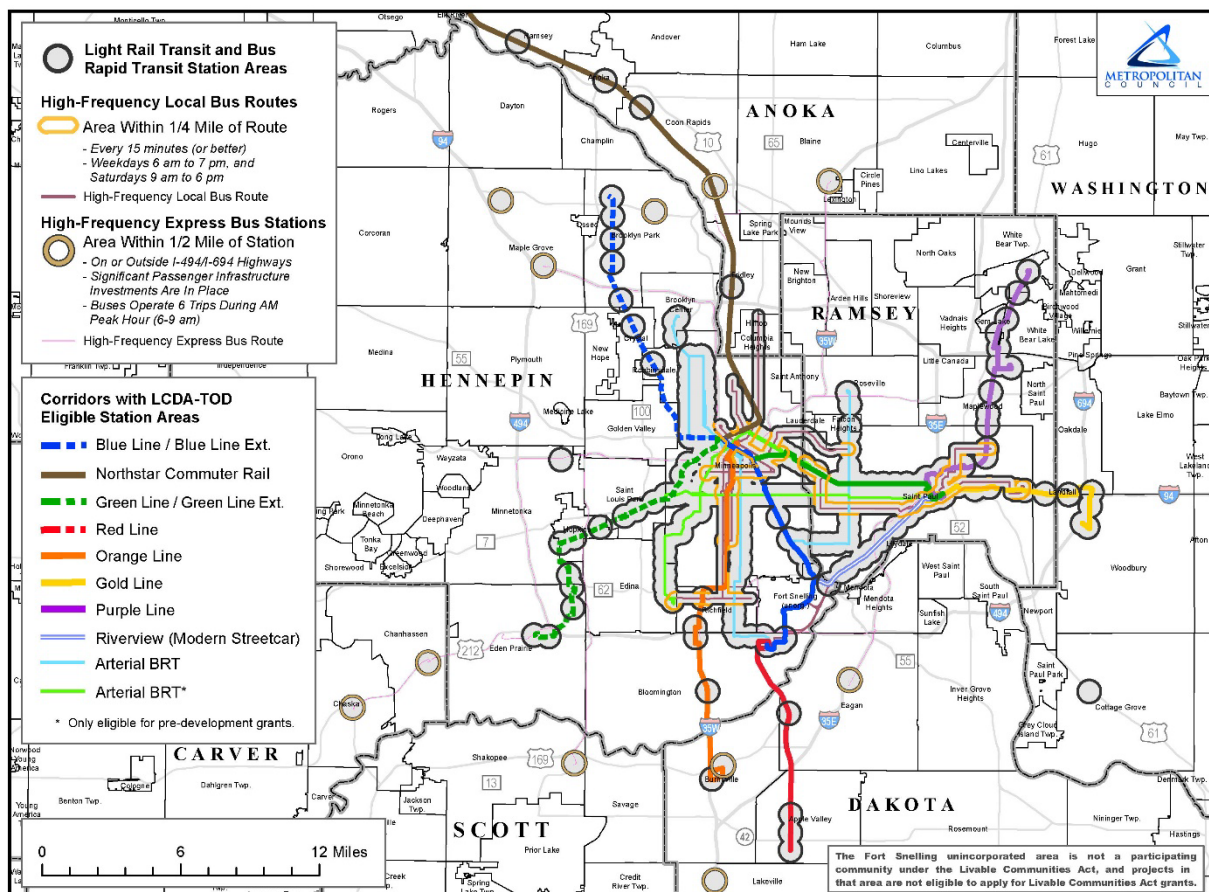
TOD-Eligible Areas are limited geographic areas eligible for LCDA-TOD Development grant funding based on levels of transit service and a transit project’s stage of development. The criteria to determine areas eligible for TOD funding is as follows:



1. The transit project has completed environmental review or received a Record of Decision.
2. LCDA-TOD projects must be located within a Council-identified Developed Area, Developing Area, or a Rural Center. Regional park land is ineligible in all respects.
3. The project must also be within a TOD Eligible Area, described as within:
 - A ½-mile radius of an existing station on the following transit corridors:
 - LRT: METRO Blue Line and Green Line
 - BRT: METRO Orange Line, Red Line, A Line, C Line, and D Line
 - Northstar Commuter Rail Line
 - A ½-mile radius of a proposed station on the following planned transit corridors:
 - LRT: METRO Blue Line and Green Line Extensions
 - BRT: METRO Gold Line, Purple Line, and B Line
 - A ½-mile radius of a bus stop or station with significant infrastructure on high-frequency express routes. High-frequency express service is defined as bus service providing either six or more trips during at least one of the peak morning hours between 6:00 AM and 9:00 AM, or every 10 minutes during the peak morning hour.*
 - A ¼-mile radius of a bus stop along high-frequency local bus lines, defined as those routes providing service at least every 15 minutes between 6:00 AM to 7:00 PM on weekdays and between 9:00 AM and 6:00 PM on Saturdays.*
4. Additionally, projects located within a ½-mile radius of proposed stations on the following planned transit corridors must consider their TOD potential when applying to LCA Pre-Development grants:
 - Riverview Corridor and E Line BRT

* Due to changes in service frequency related to the impacts of the COVID-19 pandemic, 2020 service levels are used to determine TOD eligibility.

Figure 1. 2023 LCDA-TOD Eligible Areas



Summary of All Programs

Overall funding recommendations for all LCA programs are shown in Table 6, along with the balance of reserve funds that are not recommended for programming this year. Note that this does not currently include any special initiative funds.

Table 6. 2023 LCA Funding Availability Recommendations

Program	TBRA		LCDA			LHIA	
Base Funding Allocation	\$5.0 M		\$13.6 M			\$1.5 M	
Restricted Reserves Allocation Recommended	\$0.5 M		\$3.0 M			\$0	
Unrestricted Reserves Allocation Recommended (of total \$7.2M available)	\$0		\$0			\$3.5 M	
<i>Special Initiatives Funding*</i>	-		-			-	
Total Recommended for 2023	\$5.5 M		\$17.0 M			\$5.0 M	
Recommended Distribution by Program	TBRA	SEED	LCDA	TOD	Pre-D	RFP	Pilot
	\$5.0M	\$0.5M	\$9.3M	\$5.3M	\$2.0M	\$2.5M	\$2.5M
<i>Restricted reserve balance</i>	\$1M		\$1.6M			0	
<i>Unrestricted reserve balance</i>	\$3.7M						

*Subject to separate Council consideration of special initiatives/general purpose levy funding.

Finally, for all programs, the following limit applies:

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

(2) Scoring Criteria Updates for 2023

Background

Beginning with the 2021 funding cycle, the Council implemented a series of substantive scoring criteria changes for the LCDA and LCDA-TOD programs. The programs reorganized their scoring criteria in three categories:

- Project Outcomes (“What”)
- Project Process (“How”)
- Project Team (“Who”)

These criteria were then largely carried forward into the 2022 funding cycle, and TBRA and LHIA program descriptions were updated in a parallel process to make language more consistent across LCA programs.

This scoring criteria framework is intended to align LCA program impact with the Council’s Thrive 2040 outcomes of Livability, Sustainability, Equity, Prosperity, and Stewardship. Notably, the new framework in 2021 added several more measurable criteria (building on the principle of Accountability) to track the advancement of Equity outcomes connecting all residents to opportunity, and in support of strategic Stewardship of Council resources.



In 2022, the LHIA Affordable Ownership Pilot and Policy Development pilot programs were launched for the first time; the LHIA Pilot is only now nearing the end of its first funding cycle.

Throughout 2022, staff has conducted ongoing evaluation efforts and stakeholder engagement to assess the impact and effectiveness of the scoring criteria framework, and to begin to evaluate the pilot programs. Overall, feedback has been mostly positive. Council members and stakeholders have consistently asked questions about the impact of the new scoring framework on geographic distribution of awards throughout the region, and various cities' ability to compete for awards. Staff has been assembling data and looking for trends to answer these questions; the available data does not yet yield any firm conclusions. Staff has noted that some communities, especially smaller municipalities that are inherently less frequent applicants, are not yet familiar with the new criteria and new programs; staff members have provided technical assistance accordingly and are planning additional outreach.

Overview of Proposed Scoring Criteria Changes

For the 2023 program cycle, given market condition uncertainty, staff changes, the lack of clear trend changes in application activity, and the early-stage status of the LHIA Pilot and Policy Development programs specifically, staff proposes to continue the program criteria for all LCA programs this year with only minor changes to further simplify and clarify language across programs, and ensure consistency in interpretation for reviewers and applicants.

Staff additionally plans to conduct more proactive outreach to cities who are not yet participating in the LCA, or who have not recently submitted successful applications, to ensure that all communities throughout the region have the knowledge and capacity to compete for LCA awards.

Staff plans additional evaluation efforts in 2023 for all LCA programs, with a continued focus on the impact of scoring changes from 2021, as well as on evaluating new pilot programs. Staff intends to consider and evaluate additional scoring changes, and to bring any major new changes to the CDC for more detailed discussions later in 2023 ahead of the 2024 funding cycle.

Notable scoring changes for 2023 are summarized as follows.

- The Jobs section in LCDA and LCDA-TOD Development programs is expanded to encompass economic opportunity more broadly and the category title is renamed to reflect this change. Staff included some discussion of economic opportunity in the 2022 scoring.
- Redundancies in scoring criteria have been eliminated.
- The Policy Development Program scoring criteria have been adjusted to include a minimum overall score necessary for funding eligibility and more scoring weight on policy outcomes rather than engagement around policy development.
- Plain Language updates: Staff has worked with Metropolitan Council communications staff to ensure language is understandable to a lay audience and that the meaning of scoring criteria is clear. Through focus groups with applicants, staff learned that the scoring criteria were difficult to understand, particularly for those without planning or development backgrounds.

Attachments:

Attachment 1: Redlined Scoring Tables for LCA Programs, showing changes proposed for 2023

Attachment 2: 2023 Scoring Tables for LCA Programs, clean version



ATTACHMENT 1

Pre-Development Scoring Table

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. 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.

What: Pre-Development Project Outcomes		
The goals and vision of the proposed project would meet one or more of the following LCA and/or Thrive goals:		
<i>Criteria:</i>		<i>Points</i>
LCA and 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 <u>populations who have barriers to finding housing, a special population</u>	10
	Create or preserve <u>long-term permanent living wage jobs opportunities with emphasis on accessible, living wage jobs or support economic opportunity for people experiencing the most economic hardships.</u>	
	Increase density/intensify land uses on the site and <u>make it easier for people to travel between housing, jobs, services, and amenities, take advantage of connections between housing, jobs, services and amenities across the region and in the project area, including accessibility and universal design</u>	
	Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources	
	Further equity outcomes <u>by fostering regional connections, in mitigating climate impacts and implicit bias, removing barriers to access affordable housing, creating living wage jobs, and supporting the creation of small businesses owned and operated by a historically marginalized population access to affordable housing, access to living wage jobs, climate impacts, and regional connections</u>	
How: Pre-Development Project Process		
Process	Show an understanding <u>Project process will include analysis</u> of who will benefit most from the project and in what ways, and use <u>this understanding/ findings</u> to <u>shape/influence</u> equitable development strategies and outcomes	12
	Provide meaningful and appropriate <u>Engagement is or will be scaled to the size of the project and harnesses the power of community to co-create the development project, 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</u>	
	Degree to which overall Pre-development efforts and proposed grant activities further vision/ goals of the future development project	
Who: Proposed Project Team		
Who Is Involved	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
	Those with decision-making power <u>The project team, including partners, is designed to reflect the community the project will serve and be responsive to those under-represented and most impacted by the project; or the predevelopment activities will build a reflective team seek to build such partnerships in a meaningful way</u>	
	The project forms partnerships between government, private for-profit, and non-profit sectors	
Total		32
Applications must score at least 22 of the 32 points available		

Policy Development Scoring Table

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. 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.

What: Policy Development Outcomes		Points:
Criteria:		
The goals and vision of the proposed policy would meet one or more of the following LCA and/or Thrive goals associated with physical development:		
LCA and Thrive Goals	<ul style="list-style-type: none"> • Support increasing housing choice and creating more affordable housing <u>by allowing for more development of new affordable housing or preservation of existing affordable housing opportunities</u> • <u>Support wealth building and economic opportunity for residents experiencing most economic hardships</u> Creating or preserving permanent, accessible, living wage jobs • Intensifying density and intensity of land uses that better support multimodal transportation and connections between jobs, housing, and amenities • Minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources • <u>Furthering Realize more</u> equitable outcomes in affordable housing, living wage jobs, climate impacts, transportation, and regional connections <p>Extent to which the policy will Ssupport <u>achieving</u> more equitable development outcomes <u>in physical developments and/or through city process to approve physical developments</u></p>	3025
How: Policy Development Process		
Process	<p>The process will include analysis of who will benefit most from the policy and in what ways, and use findings to <u>shapeinfluence</u> equitable development strategies and outcomes</p> <p>The process plans for meaningful and appropriate engagement, including a variety of partners that represent the demographics of the residential and/or workforce community, centering those most impacted by inequities</p>	1015
Who: Policy Development Team		
Who Is	<p>The team, including staff leads, consultants, and partners, is designed to reflect and be responsive to those underrepresented and most impacted by inequities</p> <p>The project team has a defined scope of work with tangible goals</p> <p>The policy development team forms partnerships between government, private for-profit, non-profit sector]</p>	10
Total Possible Points		50
<u>Applications must score at least 25 of the possible 50 points</u>		

LCDA Development Scoring Table

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. 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.

What: Proposed Project Outcomes				
Step One			Step Two	
Step One - Scored by staff			Step Two - Scored by LCAC	
Criteria		Points	Criteria	Points
Housing	Build Create or preserve affordable housing opportunities; with priority for given to projects that serve residents who have barriers finding safe, affordable housing 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			Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services
	Create new affordable housing that helps further s the City's ability to meet their share of the region's need for affordable housing at needed affordability levels, 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 more higher rates of housing cost burdened households			
	Further equity outcomes in housing access*			
Economic Opportunity Jobs	Create or preserve permanent jobs employment opportunities OR create workforce development/training opportunities; (priority for projects with full-time, living wage jobs) or create workforce development/training opportunities		8	Support economic stability and/or growth of the community through expanded jobs for those experiencing the largest economic hardships options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve through the business model, training programs, or project mission.
	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 health care, technology or environment; and/or advance strategic 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*		47

What: Proposed Project Outcomes				
Step One			Step Two	
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 Use an existing building that brings more activity to the project site.	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, including accessibility and universal design features, especially those that contribute to larger existing or planned networks <u>Make it easier and more comfortable for people to walk, bike, roll, or use other kinds of transportation in and around the project site. Connect to walking, biking, or transit networks around the project site.</u>	47
	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 <u>Add new uses to the project area to better meet residents' needs.</u>			
	Further equity outcomes in access to services and amenities*	2*		
Environment and Livability	Improve <u>Maximize</u> access to local and regional parks and trails 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 The project uses sustainable site and/or building design practices to increase resilience and mitigate environmental harm; priority for equitable environmental outcomes	47
	Minimize greenhouse gas emissions <u>to the greatest extent possible</u>			
	Conserve natural resources, including reuse/preservation of an existing building <u>and/or sustainable site design. Priority for focus on equitable development outcomes.</u>			
	Further equitable 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*		
How: Proposed Project Process				
Process	Address a residential and/or workforce need that was identified <u>The need for the project was determined</u> by or with residents or workers most impacted by inequities*	5*	<u>Engagement is scaled to the project, Provide meaningful engagement, including stakeholders that represent the demographics of the residential and/or workforce community, and centering</u> those under- represented and most impacted by inequities	47

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		Step Two		
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 <u>The project and the team use a strategic and integrated approach to addressing equity issues and the intended impacts of the project will result in more equitable outcomes</u>	5
	Local efforts to contribute to the project financially, considering <u>the context of city, county, or development authority</u> community capacity		Equity	
	Those with decision making power for the project are <u>The project team, including partners, is designed to be</u> reflective of and responsive to the community the project is intending to serve*	2*	The intended outcomes of the project will result in more equitable outcomes	2
Step One Total		58	Step Two Total	<u>25</u> <u>42</u>
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 <u>5365</u> of the total <u>83100</u> available points to be eligible for funding				

TOD Development Scoring Table

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. 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.

What: Proposed Project Outcomes				
Step One			Step Two	
Step One - Scored by staff			Step Two - Scored by LCAC	
Criteria		Points	Criteria	Points
Housing	Create-Build or preserve affordable housing; opportunities with priority given to for projects that serve populations residents not who have barriers to finding safe, affordable currently served by the local housing market , priority for projects with the deepest affordability, and for those including supportive services or other needed services			
	Create new affordable housing that furthers helps the City's ability to meet their share of the region's need for affordable housing at needed affordability levels, 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 more housing cost burdened households			
	Further equity outcomes in housing access*		2*	
			8	74
Jobs Economic Opportunity	Create or preserve permanent employment job opportunities OR create workforce development and/or training opportunities; priority for projects with full-time living wage jobs			
	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 health care, technology or environmental sustainability fields; and/or advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transit systems			
	Further equity outcomes in access to economic opportunity *		2*	
			8	74
Support economic and/or growth for those experiencing the largest economic hardships 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 the business model, training programs, or project mission				
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				

What: Proposed Project Outcomes			
Step One		Step Two	
Criteria	Points	Criteria	Points
Compact, Connected Development	Increase the level of station area activity through greater density <u>and/or</u> 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 in a way that brings more activity to the project site	15	109
	Increase diversity of Provide uses and that will diversify station area activity and better meet residents' needs, activities and/or provide greater access to services and amenities; in the transit corridor and station area, <u>with priority for projects with a focus on complementary uses and fostering human-centered experiences</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		
	Takes advantage of available connections between housing, jobs, services, resources and amenities across the region using existing and planned transit and/or transportation systems		
	Further the transit-oriented nature of the station area as a node and/or district of TOD given the specific context of its communities and transit corridor; priority for projects that implement part of a broader adopted plan or vision for the transit station or corridor		
Further equitable <u>outcomes in</u> access <u>transit, to</u> services, and amenities and choice of transportation and transit options*	2*		
		Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to <u>safely and effectively</u> walk, bike, <u>roll</u> or use other kinds of transportation in and around the project site; <u>priority for projects that connect to walking, biking, or transit networks around the project site,</u> including accessibility and universal design features, especially those that contribute to larger existing or planned networks	
		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	
		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	

What: Proposed Project Outcomes				
Step One		Step Two		
Criteria		Points	Criteria	Points
Environment and Livability	Maximize <u>Improve</u> 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	<u>74</u>
	Minimize greenhouse gas emissions <u>to the greatest extent possible</u>		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 <u>and/or sustainable site design; priority for a focus on equitable development outcomes</u>	2*		
	Further equitable outcomes in access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*			
Subtotal Outcomes		47	Subtotal Outcomes	<u>3121</u>

How: Proposed Project Process				
Step One			Step Two	
Criteria		Points	Criteria	Points
Process	Address a residential and/or workforce The need that for the project was identified determined by or with residents and/or workers most impacted by inequities*	5*	Provide meaningful Engagement, including with stakeholders that represent the demographics of the residential and/or workforce community, is scaled to the project, meaningful, and efforts centering those under-represented and most impacted by inequities	74
	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	
Subtotal Process		8	Subtotal Process	74
Who: Proposed Project Team				
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 The project and the team use a strategic and integrated approach to addressing equity issues and the intended impacts of the project will result in more equitable outcomes	5
	Local City efforts to contribute to the project financially, considering the context city of community -capacity			
	The Those with decision making power for the project team, including partners, is designed to be reflective of and responsive to the community the project is intending to serve*	2*	Equity	2
		The intended outcomes of the project will result in more equitable outcomes		
Subtotal Team		10	Subtotal Team	75
Step One Total		65	Step Two Total	4530
Applications must score at least 42 40 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 60 of the total 110 95 available points to be eligible for funding				

SEED Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base OR Potential to increase the <u>city</u> tax base of the recipient municipality based on the current tax base of the subject property and from expected changes to the property classification OR or based on the desired-preferred land use per-in a current <u>R</u> request <u>F</u> for <u>P</u> roposals for redevelopment	5
Jobs and Housing	Potential to create-add or preserve living-wage jobs or affordable housing opportunities based on <u>the proposed redevelopment</u> OR 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-market potential of the redevelopment proposals	
	Demonstrate a market demand for <u>the proposed redevelopment</u> OR future redevelopment proposals	
	Potential to increase the <u>density or</u> intensity of land use based on <u>the proposed development</u> OR <u>changes to</u> existing improvements <u>site conditions</u> , 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-likely <u>impact</u> 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 Outcomes		51
How: Proposed Project Process		
Process	Address a residential and/or workforce need that was identified by or with residents or workers <u>most</u> 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

Who: Proposed Project Team	
Capacity	Project team's capacity to begin an environmental investigation or cleanup and commit sources for required matching fund contribution
	The team can demonstrate a need for public financing
	The project team, including partners, is designed to reflect and be responsive to those under-represented and most impacted by <u>represents the community</u> the project; <u>will serve</u> or the predevelopment activities will seek to build such partnerships in a meaningful way <u>build a representative team.</u>
	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	
TOTAL	
Applicants must score at least 35 of the 70 available points	

Site Investigation Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the <u>city</u> tax base of the recipient municipality	5
Jobs and Housing	Create <u>Build</u> or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market <u>residents who have barriers finding safe, affordable housing or new housing units affordable to households with income at or below 30% of the median income</u> and for projects with the deepest affordability	5
	Create or preserve <u>permanent long-term employment job</u> opportunities with priority given to projects with living <u>wage</u> 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 by increasing density and intensity through 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 Outcomes		48
How: Proposed Project Process		
Process	Address a residential and/or workforce need that was identified by or with residents or workers <u>most impacted by inequities</u>	4
	The city is taking steps toward addressing racial and other inequities at the local level, <u>especially efforts to implement equitable development practices</u>	3
Subtotal Process		7

Who: Proposed Project Team		
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 under-represented 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
Applicants must score at least 35 of the 70 available points		

TBRA Cleanup Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the <u>city</u> 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 districts earn 5 points because all the affected tax jurisdictions benefit <u>immediately after construction is complete.</u>)	
Jobs and Housing	Create Build or preserve new affordable housing opportunities that helps the city meet their share of the region's need for affordable housing built between 2020-2030. with p Priority will be given to <u>new housing units affordable to household with incomes at or below 30% of the area median income (AMI) in census tracts with the most households spending more than a third of their income on housing costs before considering units affordable at other levels of AMI up to 60%. projects that serve populations not currently served by the local housing market and for projects with the deepest affordability</u> <u>OR</u>	25
	<u>Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or cities with higher rates of housing cost burdened households</u>	
	<u>AND build or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market with priority given to housing for previously unhoused individuals, individuals with disabilities and housing developed with on-site supportive social services.</u>	
	Create Add or preserve <u>permanent long-term employment job</u> opportunities with priority given to projects with living wage jobs	
	Create Add jobs in priority high-growth and high-opportunity sectors of the region's economy <u>including health care, technology or environment for industry sectors that have demonstrated significant growth in recent years compared with the nation as a whole;</u> and/or advance city job growth priorities <u>identified in a public economic development strategy.</u>	
	Increase <u>permanent long-term</u> living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area	
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 Improve access to local and regional parks and trails through outreach, site design, or programming	20
	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 s Support equitable environmental protection based on project location for projects in areas most impacted by prior contaminants, pollutants, or hazardous substances and that reduce potential impact of exposure	
Subtotal Outcomes		120
How: Proposed Project Process		
Process	<u>Address a residential and/or workforce need that was identified by or with residents or workers most impacted by racial or other disparities</u>	<u>10</u>
	<u>The city is taking steps toward addressing inequities at the local level, especially efforts to implement equitable development practices</u>	<u>4</u>
Who: Proposed Project Team		
Capacity	<u>Demonstrate public applicant's capacity to oversee environmental cleanup grants</u>	<u>16</u>
	<u>The team can demonstrate a need for public financing</u>	
	<u>The project team, including partners, is designed to reflect and be responsive to those underrepresented and most impacted byrepresents the community the project will serve; or the predevelopment activities will seek to build such partnerships in a meaningful waya representative team</u>	
	<u>Project team's readiness to proceed with project site cleanup and construction</u>	
Subtotal Team		16
TOTAL		150
<u>Applications must score at least 75 of the total 150 available points</u>		

LHIA Scoring Criteria

Threshold Criteria	Competitive Criteria
<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none">• 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.

LHIA Home Ownership Pilot: Step One

Racial Equity		
<i>Criteria</i>		<i>Points</i>
Project is in a city with higher racial disparities in homeownership than the regional average		5
OR	Project is in a census tract with higher racial disparities in homeownership than the regional average	3
Project is in a city with a higher share of Black, Indigenous, and other residents of color than the regional average		3
OR	Project is in a census tract with a higher share of Black, Indigenous, and other residents of color than the regional average	2
Highest possible subtotal for racial equity		8
Geographic Choice		
<i>Criteria</i>		<i>Points</i>
Project is in a city with an average home sale price higher than what is affordable to a household earning 80% AMI		5
OR	Project is in a city with an average home sale price higher than what is affordable to a household earning 60% AMI	3
Project is in a city where the share of single-family housing stock is higher than the regional average		2
Project is in a city with an affordable housing need less than 20 OR more than 50% of their need is in the 51-80% affordability level.		2
Highest possible subtotal for geographic choice		9
Highest possible subtotal for both pilot priorities		17
<i>A minimum of 5 points would be required to ensure the project sufficiently addresses one or both pilot priorities</i>		

LHIA Home Ownership Pilot: Step Two

Equitable Access

<i>Criteria</i>	<i>Points</i>
Developer or program partner has a demonstrated record of serving Black, Indigenous, and/or other households of color in homeownership at rates equal to or greater than the city and or region's homeownership rates for those same groups	3
Developer or program partner has current waiting list consisting of Black, Indigenous, or other households of color at levels equal or greater to the regional and/or city population	3
Project team includes a lender, realtor, or other homebuyer-facing team member that is reflective of the Black, Indigenous, or other households of color that have disparate homeownership rates in the region	2
Project will <u>be made available to a prioritize</u> first-generation homebuyers	2
<u>Project incorporates mMarketing efforts for sale of the projectto</u> affirmatively further fair housing	1
Other efforts as described by applicant that further equitable access to homeownership	Up to 11
Total for Equitable Access	11 22

Unique Needs and Affordability

<i>Criteria</i>	<i>Points</i>
Project addresses a need specific to the community in which the project is located, through financing, marketing, design, size or other unique need	3
Project will be affordable to homebuyers earning less than 80% AMI	3
Project will remain affordable upon resale for more than 15 years	3
Project is located in a city with a net fiscal disparity of \$200 or more per household	1
Total for Unique Needs and Affordability	10
Total <u>possible points</u> for Step 1 and Step 2	<u>4938</u>

ATTACHMENT 2

Pre-Development Scoring Table

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. 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.

What: Pre-Development Project Outcomes		
The goals and vision of the proposed project would meet one or more of the following LCA and/or Thrive goals:		
<i>Criteria:</i>		<i>Points</i>
LCA and Thrive Goals	Add new housing types and create affordable housing.. Priority for projects with deep affordability and/or serving populations who have barriers to finding housing.	10
	Create or preserve long-term living wage jobs or support economic opportunity for people experiencing the most economic hardships.	
	Increase density on the site and make it easier for people to travel between housing, jobs, services, and amenities.	
	Minimize climate impact by reducing greenhouse gas emissions and conserving natural resources	
	Further equity outcomes by fostering regional connections, mitigating climate impacts and implicit bias, removing barriers to access affordable housing, creating living wage jobs, and supporting the creation of small businesses owned and operated by a historically marginalized population	
How: Pre-Development Project Process		
Process	Show an understanding of who will benefit most from the project and in what ways, and use this understanding to shape equitable development strategies and outcomes	12
	Engagement is or will be scaled to the size of the project and harnesses the power of community to co-create the development project.,	
Who: Proposed Project Team		
Who Is Involved	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
	Those with decision-making power reflect the community the project will serve or the predevelopment activities will build a reflective team.	
Total		32
Applications must score at least 22 of the 32 points available		

Policy Development Scoring Table

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. 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.

What: Policy Development Outcomes		
	<i>Criteria:</i>	<i>Points:</i>
The goals and vision of the proposed policy would meet one or more of the following LCA and/or Thrive goals associated with physical development:		30
LCA and Thrive Goals	<ul style="list-style-type: none"> • Support affordable housing by allowing for more development of new affordable housing or preservation of existing affordable housing. • Support wealth building and economic opportunity for residents experiencing most economic hardships • Minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources • Realize more equitable outcomes in affordable housing, living wage jobs, climate impacts, transportation, and regional connections 	
	Support more equitable development outcomes in physical developments and/or through city process to approve physical developments	
How: Policy Development Process		
Process	The process will include analysis of who will benefit most from the policy and in what ways, and use findings to shape equitable development strategies and outcomes	10
Who: Policy Development Team		
Who Is		10
	The project team has a defined scope of work with tangible goals	
Total Possible Points		50
Applications must score at least 25 of the possible 50 points		

LCDA Development Scoring Table

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. 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.

What: Proposed Project Outcomes			
Step One		Step Two	
Step One - Scored by staff		Step Two - Scored by LCAC	
Criteria		Points	Criteria
		Points	Points
Housing	Build or preserve affordable housing ; priority for projects that serve residents who have barriers finding safe, affordable housing, 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
	Create new affordable housing that helps the City meet their share of the region's need for affordable housing at needed affordability levels. OR Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with more housing cost burdened households		
	Further equity outcomes in housing access*	2*	
Economic Opportunity	Create or preserve permanent jobs OR create workforce development/training opportunities; (priority for projects with full-time, living wage jobs)	8	Support economic stability and/or growth for those experiencing the largest economic hardships through the business model, training programs, or project mission.
	Create economic opportunity in health care, technology or environment; and/or advance strategic 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*	4

What: Proposed Project Outcomes				
Step One			Step Two	
Criteria		Points	Criteria	Points
Compact, Connected Development	Increase density or intensity of land use in the project area; OR Use an existing building that brings more activity to the project site.	8	Make it easier and more comfortable for people to walk, bike, roll, or use other kinds of transportation in and around the project site. Connect to walking, biking, or transit networks around the project site.	4
	Add new uses to the project area to better meet residents' needs.			
	Further equity outcomes in access to services and amenities*	2*		
Environment and Livability	Improve access to local and regional parks and trails 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	4
	Minimize greenhouse gas emissions to the greatest extent possible			
	Conserve natural resources, including reuse/preservation of an existing building and/or sustainable site design. Priority for focus on equitable development outcomes.			
	Further equitable access to local and regional parks and/or address environmental sustainability in locations where residents have been most impacted by environmental harms*	2*		
How: Proposed Project Process				
Process	The need for the project was determined by or with residents or workers most impacted by inequities*	5*	Engagement is scaled to the project, meaningful, and centers those under-represented and 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*		

Who: Proposed Project Team				
Step One		Step Two		
<i>Criteria</i>		<i>Points</i>	<i>Criteria</i>	
<i>Points</i>		<i>Points</i>		
Project Team		8	The project and the team use a strategic and integrated approach to addressing equity issues and the intended impacts of the project will result in more equitable outcomes	5
	Local efforts to contribute to the project financially, considering city, county, or development authority capacity			
	Those with decision making power for the project are reflective of the community the project is intending to serve*	2*		
Step One Total		58	Step Two Total	25
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 53 of the total 83 available points to be eligible for funding				

TOD Development Scoring Table

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. 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.

What: Proposed Project Outcomes				
Step One			Step Two	
Step One - Scored by staff			Step Two - Scored by LCAC	
Criteria		Points	Criteria	Points
Housing	Build or preserve affordable housing; priority given for projects that serve residents not who have barriers to finding safe, affordable housing, for projects with the deepest affordability, and for those including supportive services or other needed services	8	Meet the needs of current and/or future residents through design, programming, or services	4
	Create new affordable housing that helps the City meet their share of the region's need for affordable housing at needed affordability levels; OR Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with more housing cost burdened households			
	Further equity outcomes in housing access*	2*		
Economic Opportunity	Create or preserve permanent jobs OR create workforce development and/or training opportunities; priority for projects with full-time living wage jobs	8	Support economic and/or growth for those experiencing the largest economic hardships through the business model, training programs, or project mission	4
	Create economic opportunity in health care, technology or environmental sustainability fields; advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transit systems			
	Further equity outcomes in access to economic opportunity *	2*		

What: Proposed Project Outcomes				
Step One		Step Two		
<i>Criteria</i>		<i>Points</i>	<i>Criteria</i>	<i>Points</i>
Compact, Connected Development	Increase the level of station area activity through greater density and/or intensity of land use on the site; OR Use an existing building in a way that brings more activity to the project site	15	Provide design-led strategies, specific to the population the project is intending to serve, that support or expand infrastructure for people to safely and effectively walk, bike, roll or use other kinds of transportation in and around the project site; priority for projects that connect to walking, biking, or transit networks around the project site.	9
	Provide uses that will diversify station area activity and better meet residents' needs and/or provide greater access to services and amenities;;priority for projects with a focus on complementary uses and fostering human-centered experiences			
	Generate greater transit ridership, a higher diversity of trip purposes viable via transit, and reduce the need to use and own a personal vehicle		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	
	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			
	Further equitable access transit, services, and amenities *	2*		

What: Proposed Project Outcomes				
Step One		Step Two		
<i>Criteria</i>		<i>Points</i>	<i>Criteria</i>	<i>Points</i>
Environment and Livability	Improve 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	4
	Minimize greenhouse gas emissions to the greatest extent possible			
	Conserve natural resources, including reuse/preservation of an existing building and/or sustainable site design; priority for a focus on equitable development outcomes			
	Further equitable 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		47	Subtotal Outcomes	21

How: Proposed Project Process				
Step One			Step Two	
<i>Criteria</i>		<i>Points</i>	<i>Criteria</i>	<i>Points</i>
Process	The need for the project was determined by residents and/or workers most impacted by inequities*	5*	Engagement is scaled to the project, meaningful, and efforts center those under-represented and 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		8	Subtotal Process	4
Who: Proposed Project Team				
Project Team		8	The project and the team use a strategic and integrated approach to addressing equity issues and the intended impacts of the project will result in more equitable outcomes	5
	City efforts to contribute to the project financially, considering the city capacity			
	Those with decision making power for the project are reflective of the community the project is intending to serve*	2*		
Subtotal Team		10	Subtotal Team	5
Step One Total		65	Step Two Total	30
Applications must score at least 40 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 60 of the total 95 available points to be eligible for funding				

SEED Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the tax base OR potential to increase the city tax base from expected changes to the property classification or the preferred land use in a current Request For Proposals for redevelopment	5
Jobs and Housing	Potential to add or preserve living-wage jobs or affordable housing based on the proposed redevelopment OR existing land use designation and proximity to existing employment centers	5
Connected	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 market potential of the redevelopment proposals	
	Demonstrate a market demand for the proposed redevelopment OR future redevelopment proposals	
	Potential to increase the density or intensity of land use based on the proposed development OR changes to existing site conditions, if any, and existing zoning designation	
Environment I Impact	Identify or reduce risk to human health from suspected or known environmental contaminants, pollutants, hazardous substances or hazardous building materials and likely impact 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 Outcomes		51
How: Proposed Project Process		
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

Who: Proposed Project Team

Capacity	Project team's capacity to begin an environmental investigation or cleanup	12
	The team can demonstrate a need for public financing	
	The project team, including partners, represents the community the project; will serve or the predevelopment activities will build a representative team.	
	Public applicant's capacity to oversee environmental investigations or cleanup	
Subtotal Team		12
TOTAL		70
Applicants must score at least 35 of the 70 available points		

Site Investigation Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the city tax base	5
Jobs and Housing	Build or preserve affordable housing with priority given to projects that serve residents who have barriers finding safe, affordable housing or new housing units affordable to households with income at or below 30% of the median income	5
	Create or preserve long-term job 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 by increasing density and intensity through 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 Outcomes		48
How: Proposed Project Process		
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	3
Subtotal Process		7
Who: Proposed Project Team		
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 under-represented 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
Applicants must score at least 35 of the 70 available points	

TBRA Cleanup Scoring Table

What: Proposed Project Outcomes		
Tax Base	Increase to the city tax base	25
	Add tax revenue in the near term. (Projects not in or not expected to be in a Tax Increment Finance districts earn 5 points because all the affected tax jurisdictions benefit after construction is complete.)	
Jobs and Housing	Build new affordable housing that helps the city meet their share of the region's need for affordable housing built between 2020-2030. Priority will be given to new housing units affordable to household with incomes at or below 30% of the area median income (AMI) in census tracts with the most households spending more than a third of their income on housing costs before considering units affordable at other levels of AMI up to 60%. OR	25
	Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or cities with higher rates of housing cost burdened households	
	AND build or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market with priority given to housing for previously unhoused individuals, individuals with disabilities and housing developed with on-site supportive social services.	
	Add or preserve long-term job opportunities with priority given to projects with living wage jobs	
	Add jobs in priority high-growth and high-opportunity sectors of the region's economy for industry sectors that have demonstrated significant growth in recent years compared with the nation as a whole; and/or advance city job growth priorities identified in a public economic development strategy.	
Increase long-term living wage jobs in a qualified Seeding Equitable Environmental Development (SEED) eligible area		
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
	Improve access to local and regional parks and trails through outreach, site design, or programming	20
	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	

	Support equitable environmental protection for projects in areas most impacted by prior contaminants, pollutants, or hazardous substances that reduce potential impact of exposure	
Subtotal Outcomes		120
How: Proposed Project Process		
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 cleanup grants	16
	The team can demonstrate a need for public financing	
	The project team, including partners, represents the community the project will serve; or predevelopment activities will build a representative team	
	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		

LHIA Scoring Criteria

Threshold Criteria	Competitive Criteria
<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none">• 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.

LHIA Home Ownership Pilot: Step One

Racial Equity		
<i>Criteria</i>		<i>Points</i>
Project is in a city with higher racial disparities in homeownership than the regional average		5
OR	Project is in a census tract with higher racial disparities in homeownership than the regional average	3
Project is in a city with a higher share of Black, Indigenous, and other residents of color than the regional average		3
OR	Project is in a census tract with a higher share of Black, Indigenous, and other residents of color than the regional average	2
Highest possible subtotal for racial equity		8
Geographic Choice		
<i>Criteria</i>		<i>Points</i>
Project is in a city with an average home sale price higher than what is affordable to a household earning 80% AMI		5
OR	Project is in a city with an average home sale price higher than what is affordable to a household earning 60% AMI	3
Project is in a city where the share of single-family housing stock is higher than the regional average		2
Project is in a city with an affordable housing need less than 20 OR more than 50% of their need is in the 51-80% affordability level.		2
Highest possible subtotal for geographic choice		9
Highest possible subtotal for both pilot priorities		17
<i>A minimum of 5 points would be required to ensure the project sufficiently addresses one or both pilot priorities</i>		

LHIA Home Ownership Pilot: Step Two

Equitable Access

<i>Criteria</i>	<i>Points</i>
Developer or program partner has a demonstrated record of serving Black, Indigenous, and/or other households of color in homeownership at rates equal to or greater than the city and or region's homeownership rates for those same groups	3
Developer or program partner has current waiting list consisting of Black, Indigenous, or other households of color at levels equal or greater to the regional and/or city population	3
Project team includes a lender, realtor, or other homebuyer-facing team member that is reflective of the Black, Indigenous, or other households of color that have disparate homeownership rates in the region	2
Project will prioritize first-generation homebuyers	2
Project incorporates marketing efforts to affirmatively further fair housing	1
Other efforts as described by applicant that further equitable access to homeownership	Up to 11
Total for Equitable Access	22

Unique Needs and Affordability

<i>Criteria</i>	<i>Points</i>
Project addresses a need specific to the community in which the project is located, through financing, marketing, design, size or other unique need	3
Project will be affordable to homebuyers earning less than 80% AMI	3
Project will remain affordable upon resale for more than 15 years	3
Project is located in a city with a net fiscal disparity of \$200 or more per household	1
Total for Unique Needs and Affordability	10
Total possible points for Step 1 and Step 2	49