



2024 LCA Fund Availability & Distribution Plan Discussion

Community Development Committee



January 16, 2024

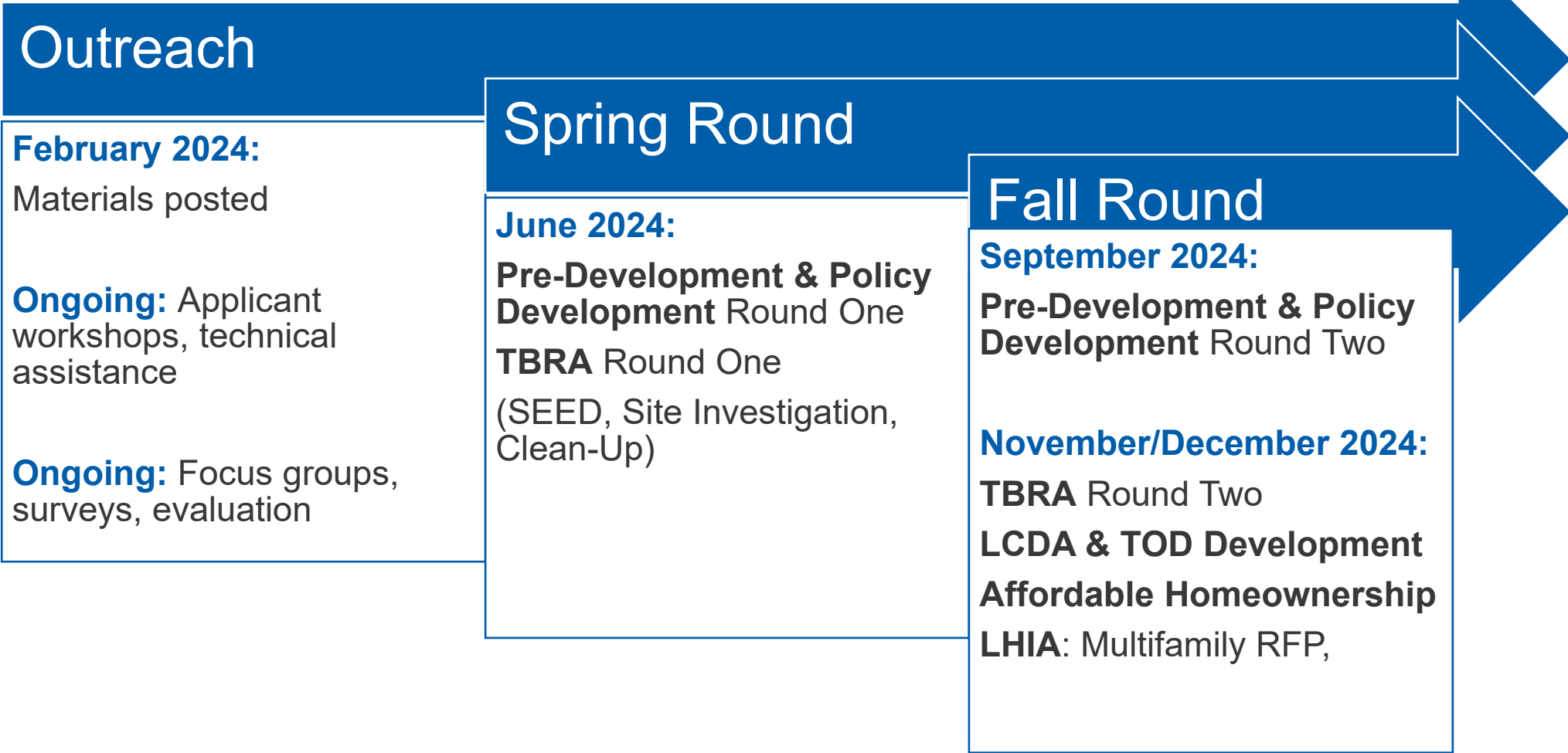
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Today's Discussion

Livable Communities Act (LCA) Fund Distribution Plan

- Program overview
- Funding availability and demand considerations
- Funding availability recommendations
- Overview of updates to programs and scoring framework
- Review timeline for approval of 2024 Livable Communities Act Fund Distribution Plan

LCA Program Cycle Timeline



Note: Dates are approximate and subject to change.

2024 Funding Availability

**Base
revenue**

+

**Reserves
to allocate**

| Program | 2024 Base Revenues |
|--|--------------------|
| Tax Base Revitalization Account (TBRA) | \$5.0 M |
| Livable Communities Demonstration Account (LCDA) | \$14.3 M |
| Local Housing Incentives Account (LHIA) | \$1.5 M |

| Program | TBRA | LCDA | LHIA |
|-----------------------|----------|---------|------|
| Restricted Reserves | \$2.0 M | \$2.4 M | \$0 |
| Unrestricted Reserves | \$14.0 M | | |

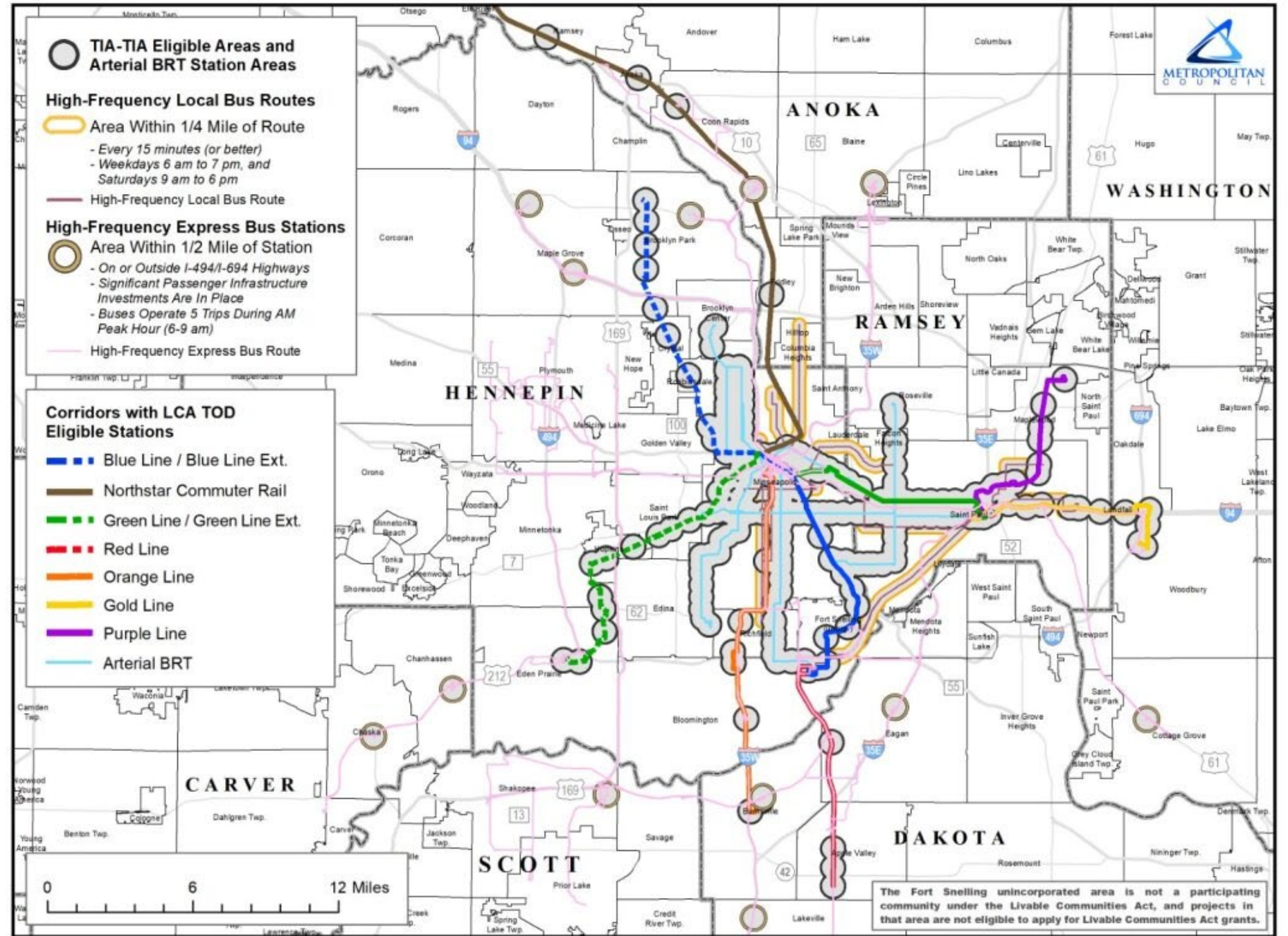
Tax Base Revitalization Account (TBRA)

| Program | TBRA Contamination Cleanup & Site Investigation | TBRA – SEED Seeding Equitable Environmental Development |
|---|--|--|
| Base Funding Allocation (\$5M) | \$5.0 M | \$0 |
| Restricted Reserves Allocation (of \$2.0 M available) | \$0.5 M | \$0.5 M |
| Unrestricted Reserves Allocation (of \$14.0 M available across programs) | \$0 | |
| Total Funding Availability Recommended for 2024 | \$5.5 M <i>Two cycles</i> <i>\$2.75M per cycle</i> <i>Up to \$500K for Site investigation per year</i> | \$0.5 M <i>Two cycles</i> <i>\$250K per cycle</i> |

LCDA Account

| Program | LCDA Development | LCDA-TOD Development | Pre-Development | Policy | Home-ownership |
|---|------------------|----------------------|-----------------|------------------|----------------|
| Base Funding Allocation (\$14.3 M) | \$7.8 M | \$4.5 M | \$2.0 M | - | - |
| Restricted Reserves Allocation (of \$2.4 M available, \$2.0 M recommended) | \$1.0 M | \$1.0 M | - | - | - |
| Unrestricted Reserves Allocation (of \$14.0 M across programs, \$4.2M recommended) | \$1.0 M | - | - | \$200,000 | \$3.0 M |
| Total Allocation Recommended for 2024 | \$9.8 M | \$5.5 M | \$2.0 M | \$200,000 | \$3.0 M |

LCDA-TOD Eligible Areas for 2024



Local Housing Incentives Account (LHIA)

| Program | LHIA (Consolidated RFP - Multifamily) |
|---|---|
| Base Funding Allocation (\$1.5M) | \$1.5 M |
| Unrestricted Reserves Allocation (of \$ M available across programs) | \$1.0 M |
| Total Funding Availability Recommended for 2024 | \$2.5 M |

Funding Availability Recommendations

| Program | TBRA | | LCDA | | | | | LHIA |
|--|----------------|-------------|-----------------|------------|----------------|---------------|-------------|----------------|
| Base Funding Allocation | \$5.5 M | | \$14.3 M | | | | | \$1.5 M |
| Restricted Reserves Allocation Recommended | \$0.5 M | | \$2.0 M | | | | | - |
| Unrestricted Reserves Allocation Recommended (of total \$14.0 M available) | - | | \$4.2 M | | | | | \$1.0 M |
| Total Recommended for 2024 | \$6.0 M | | \$20.5 M | | | | | \$2.5 M |
| Recommended Distribution by Program | TBRA | SEED | LCDA | TOD | Pre-Dev | Policy | H.O. | RFP |
| | \$5.5 M | \$0.5 M | \$9.8 M | \$5.5 M | \$2.0 M | \$0.2 M | \$3.0 M | \$2.5 M |
| <i>Restricted reserve balance</i> | \$1.5 M | | \$0.4 M | | | | | - |
| <i>Unrestricted reserve balance</i> | \$9.5 M | | | | | | | |

Scoring Framework



- What:** Project Outcomes
(Housing, Jobs, Connections,
Environment)
- How:** Process (Engagement)
+
- (Who)** Project Team

Scoring Framework



Proposed Scoring Criteria Updates

Clarity and Consistency in 2024:

- Plain language updates to ensure wording is understandable and clear
- Single step scoring process, combined Process + Team for LCDA and LCDA-TOD
- Homeownership applications will be scored through an internal/external process consistent with LCDA and LCDA-TOD

Scoring Process Consistency

Rationale

- All applications seen by both internal and external reviewers
- Streamline application process
- Reduce time from application to award decision
- Consistency with other grant programs

Impact

- No applications eliminated in a first round of review
- LCDA & TOD applicants notified of funding recommendation earlier
- Start standardized grant review process across LCA

LCDA/TOD Criteria Clarity: Example

2023 Criteria

- **Project Process**
 - Need for project
 - City efforts to address disparities
- **Project Team**
 - City financial contributions
 - Project team is reflective of project community

2024 Criteria

- Project reflects community culture and needs
- City efforts to address disparities

Homeownership Updates

Award Limits and Guidance

- 50% cap on total development gap
- Priorities for number of recipients, number of homes supported

LCDA Account

- Reserves are funding source, same as in 2023



TBRA Scattered-Site Pilot

Scattered-Site Investigation

- \$250K max
- Multiple sites in a Target Area
- Reduce barriers to application



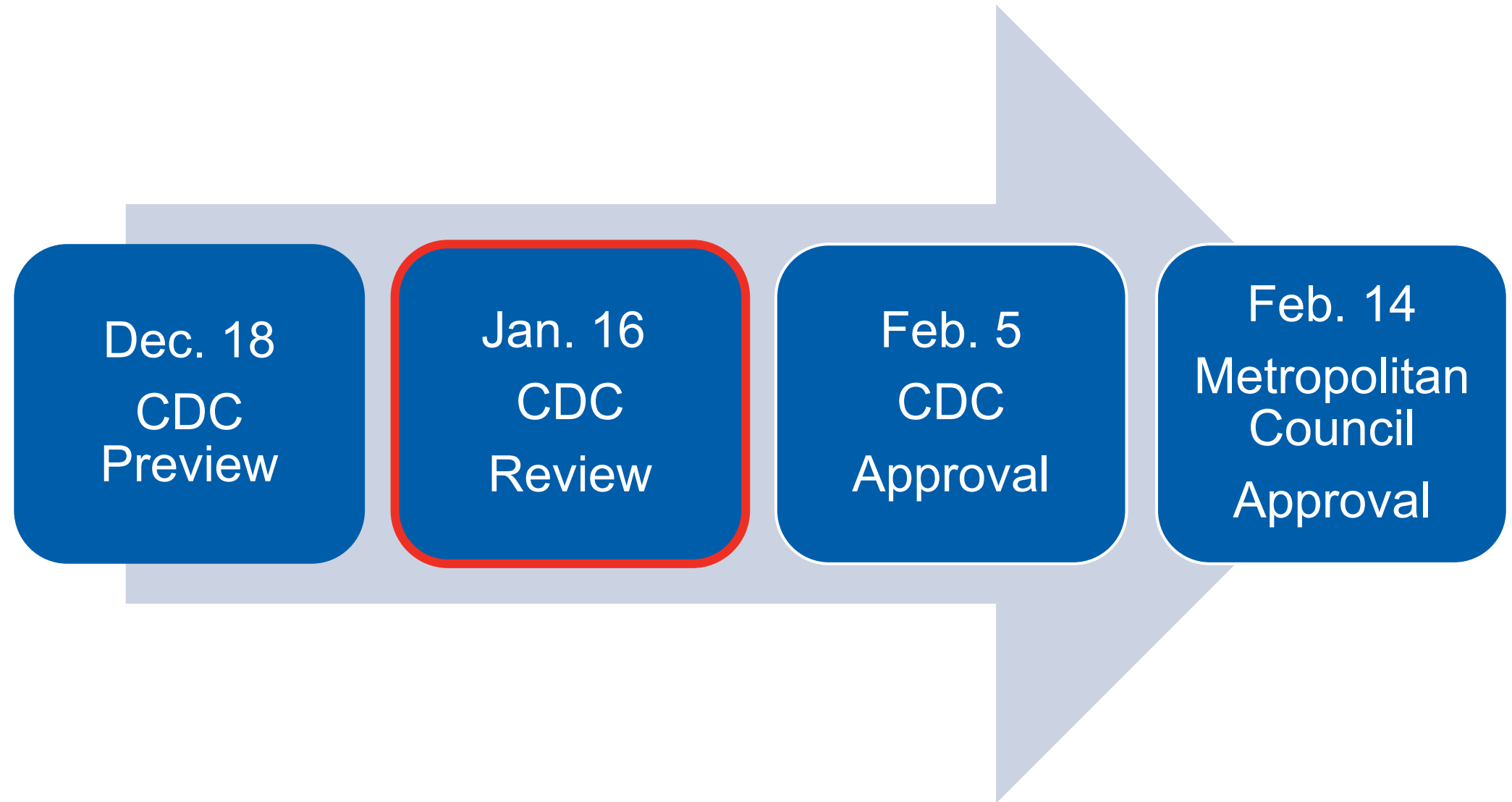
Evaluation & Outreach



Looking ahead to 2025:

- Evaluation, strategic consideration of program changes
- Participant and stakeholder involvement in program changes
- Continued outreach and technical assistance for potential applicants

Livable Communities Act Fund Distribution Plan Approval Timeline





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