



LCA Fund Availability & Criteria Discussion

Community Development Committee



January 21, 2025

metro council.org

Today's Discussion

Livable Communities Act (LCA) Fund Distribution Plan

- Program overview
- Funding availability and demand considerations
- Funding availability recommendations
- Overview of scoring criteria framework
- Review timeline for approval of 2025 Livable Communities Act Fund Distribution Plan

LCA Program Cycle Timeline



Outreach

February 2025:

Materials posted

Ongoing: Applicant workshops, technical assistance

Ongoing: Focus groups, surveys, evaluation for 2026 program changes

Spring Round

June 2025:

Pre-Development & Policy Development Round 1

TBRA Round 1

(SEED, Site Investigation, Clean-Up)

Fall Round

September 2025:

Pre-Development & Policy Development Round 2

November/December 2025:

TBRA Round 2

LCDA & TOD Development

Affordable Homeownership

LHIA: Multifamily RFP

Note: Dates are approximate and subject to change.

2025 Funding Availability

**Base
revenue**

+

**Reserves
to allocate**

Program	2025 Base Revenues
Tax Base Revitalization Account (TBRA)	\$5.0 M
Livable Communities Demonstration Account (LCDA)	\$14.6 M
Local Housing Incentives Account (LHIA)	\$1.5 M

Program	TBRA	LCDA	LHIA
Restricted Reserves	\$5.0 M	\$0	\$0
Unrestricted Reserves	\$13.0 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 \$5 M available)	\$0.5 M	\$0.5 M
Unrestricted Reserves Allocation (of \$13 M available across programs)	\$0	\$0 M
Total Funding Availability Recommended for 2025	\$5.5 M Two cycles \$2.75M per cycle	\$0.5 M Two cycles \$250K per cycle

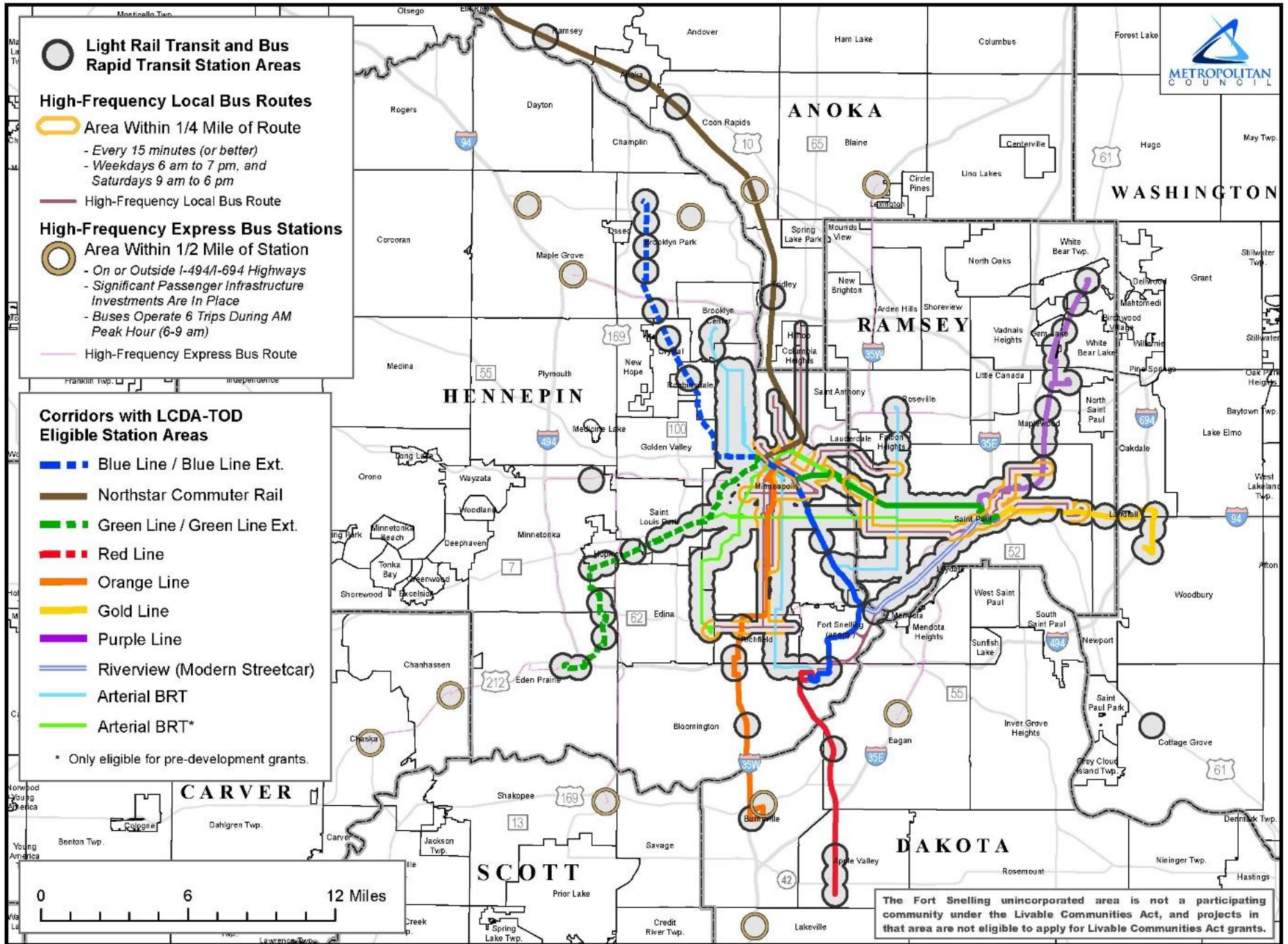
Local Housing Incentives Account (LHIA)

Program	LHIA (Consolidated RFP - Multifamily)
Base Funding Allocation (\$1.5M)	\$1.5 M
Unrestricted Reserves Allocation (of \$13M available across programs)	\$1.0 M
Total Funding Availability Recommended for 2025	\$2.5 M

LCDA Account

Program	LCDA Development	LCDA-TOD Development	Pre-Development	Policy	Home-ownership
Base Funding Allocation (\$14.3 M)	\$8.1 M	\$4.5 M	\$2.0 M	\$0	\$0
Unrestricted Reserves Allocation (of \$13 M available across programs)	\$1.9 M	\$1.2 M	\$0 M	\$200,000	\$3.0 M
Total Funding Availability Recommended for 2025	\$10.0 M	\$5.7 M	\$2.0 M	\$200,000	\$3.0 M

LCDA-TOD Eligible Areas



Funding Availability Recommendations

Program	TBRA		LCDA					LHIA
Base Funding Allocation	\$5.0 M		\$14.6 M					\$1.5 M
Restricted Reserves Allocation Recommended	\$1.0 M		-					-
Unrestricted Reserves Allocation Recommended (of total \$13 M available)	-		\$6.3 M					\$1.0 M
Total Recommended for 2025	\$6.0 M		\$20.9 M					\$2.5 M
Recommended Distribution by Program	TBRA \$5.5M	SEED \$0.5M	LCDA \$10.0M	TOD \$5.7M	Pre-Dev 2.0M	Policy \$0.2M	HO \$3.0M	LHIA \$2.5M
<i>Restricted reserve balance</i>	\$4.0M		-					-
<i>Unrestricted reserve balance</i>	\$5.7M							

Scoring Framework



Proposed Scoring Criteria Updates

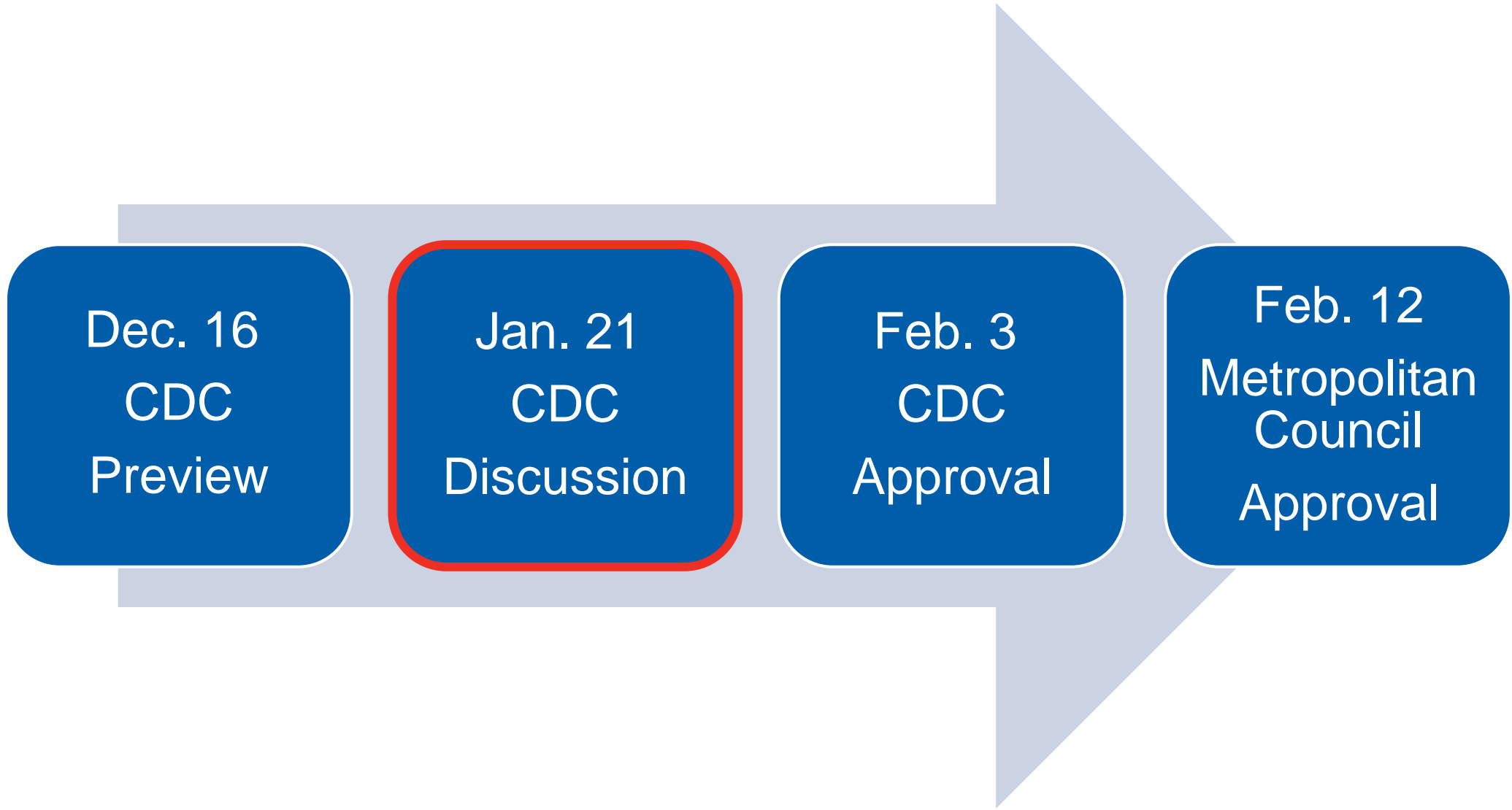
Minor changes for 2025:

- Decreased minimum score for the Pre-Development program
- Scoring on Net Tax Capacity in Policy Development Program
- Remove match requirement in Policy Development Program
- Redistribute some points in Homeownership program

Looking ahead to 2026:

- Present final proposed program changes in September
- Participant and stakeholder involvement in program changes

Livable Communities Act Fund Distribution Plan Approval Timeline





Thank you!

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