

Livable Communities Act

Weighting of Affordable Housing in Evaluation of
Livable Communities Act Communities
Grant Applications

January 22, 2013

LCA Statutory Criteria

Create incentives for projects that:

- Create living-wage jobs;
- Include a full range of housing opportunities;
- Preserve and rehabilitate affordable housing;
- Produce compact and efficient development;
- Involve innovative partnerships; and
- Further policies of the Metropolitan Development Guide

LCA Grant Accounts

- Local Housing Incentives Account (LHIA)
- Livable Communities Demonstration Account (LCDA)
- Tax Base Revitalization Account (TBRA)
 - Transit Oriented Development (TOD) grants from LCDA and TBRA accounts

Housing Performance Scores

- Score of **0 to 100**.
- Evaluation criteria include:
 - Affordable workforce and life-cycle housing efforts
 - Affordable and diversified housing in the community
 - Local Initiatives

LHIA Specific Statutory Criteria

Funds are to be distributed to Communities that:

- Have not met their housing goals
- Are funding projects designed to help meet the goals
- Fiscal disparities contribution of \$200 or more/household
- Projects will link employment & affordable housing
- Have a \$1-\$1 project match

LHIA Grant Review Process

Metropolitan Housing Implementation Group (MHIG) shared evaluation criteria:

- Overall concept, joint criteria, individual criteria, previous allocations
- Composite score & the best use of each source.

TBRA-Specific Statutory Criteria

If applications for grants exceed the available funds, the Council must make grants that:

- Provide the highest return;
- Encourage commercial & industrial development that preserves or grows of living wage jobs; and
- Enhance the tax base.

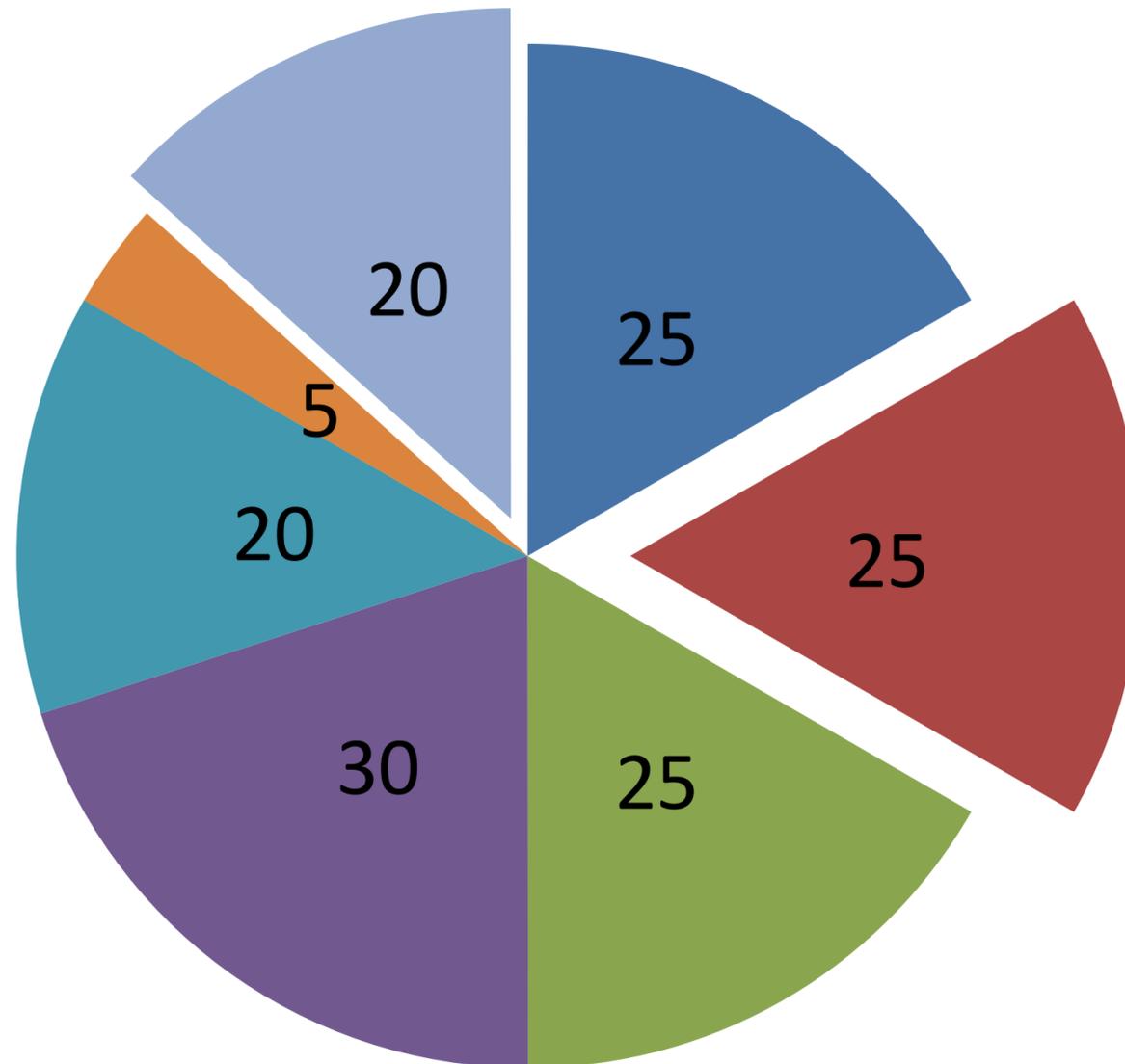
TBRA-Specific Statutory Criteria Continued

In 2002 amended:

- Deleted ~~commercial and industrial~~ development that will lead to the preservation or growth of living wage jobs
- Added or the production of affordable housing,

TBRA Grant Category Affordable Housing

Cleanup Grants 45 / 150pts = 30%



LCDA–Specific Statutory Criteria

- Interrelate development with:
 - Transit
 - Affordable housing and employment
- Intensify land uses
- Provide:
 - A mix of housing and affordability
 - Infrastructure

LCDA Application Process

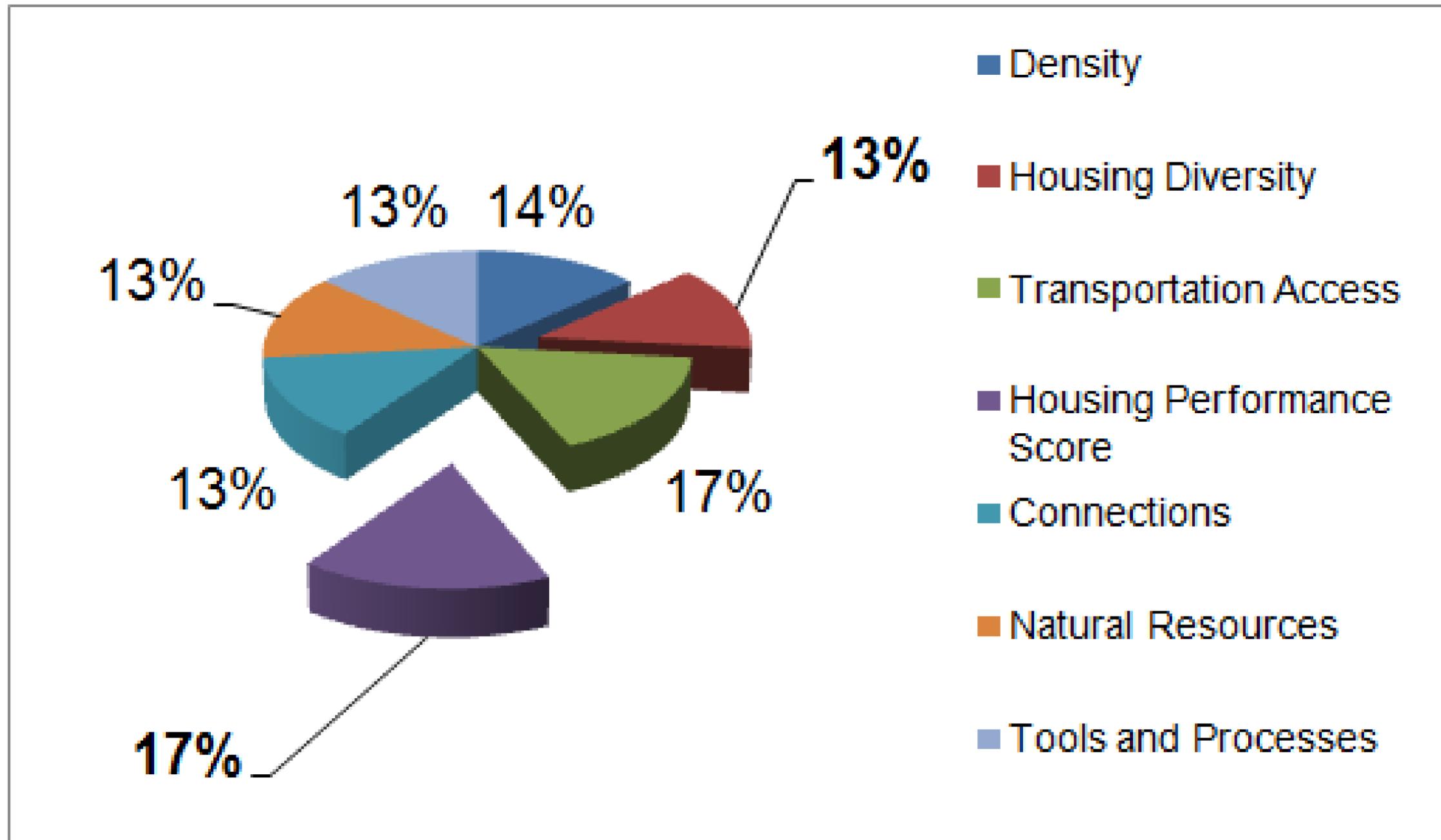
- Two step evaluation process
 - Step 1 - Internal staff evaluation team
 - Step 2 – LCAC
 - 13 members, appointed by the Council
 - Makes the formal funding recommendations to the Council

LCDA Regular Development Evaluation Criteria

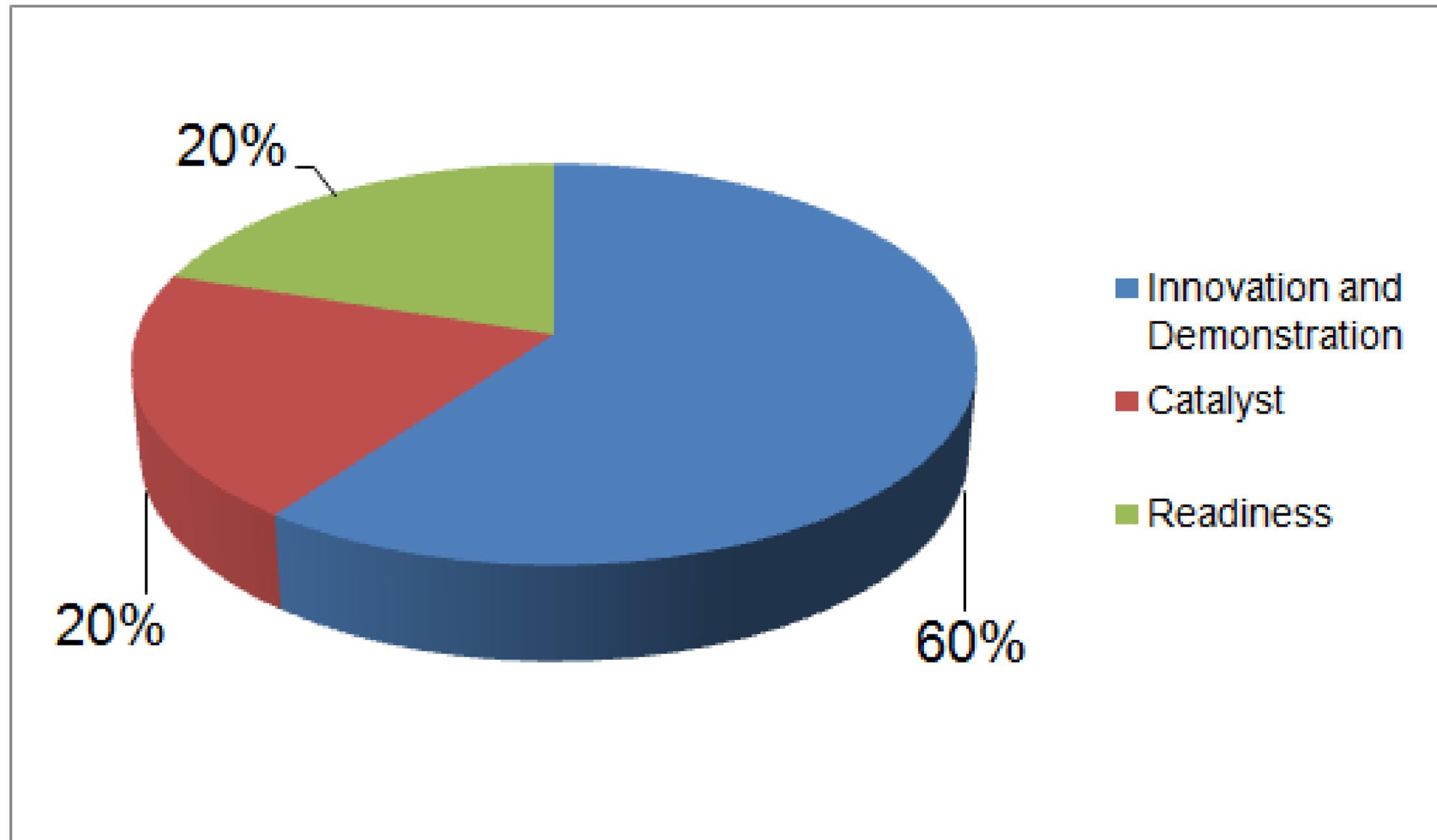
Step 1

Category	Points	% of Total
Efficient Land Use	8	7.2
Transportation	10	9.1
Connections	8	7.3
Housing	8	7.3
Natural Resources	8	7.3
Tools and Processes	8	7.3
Housing Performance Score	10	9.1
Step 2		
Innovation and Demonstration	30	27.0
Catalytic Potential	10	9.1
Readiness	10	9.1
TOTAL	110	100%

LCDA Regular Development Grant Evaluation Step 1 Criteria



LCDA Regular Development Grant Evaluation Step 2 Criteria



TOD Category

The TOD grant category uses funds from two separate accounts:

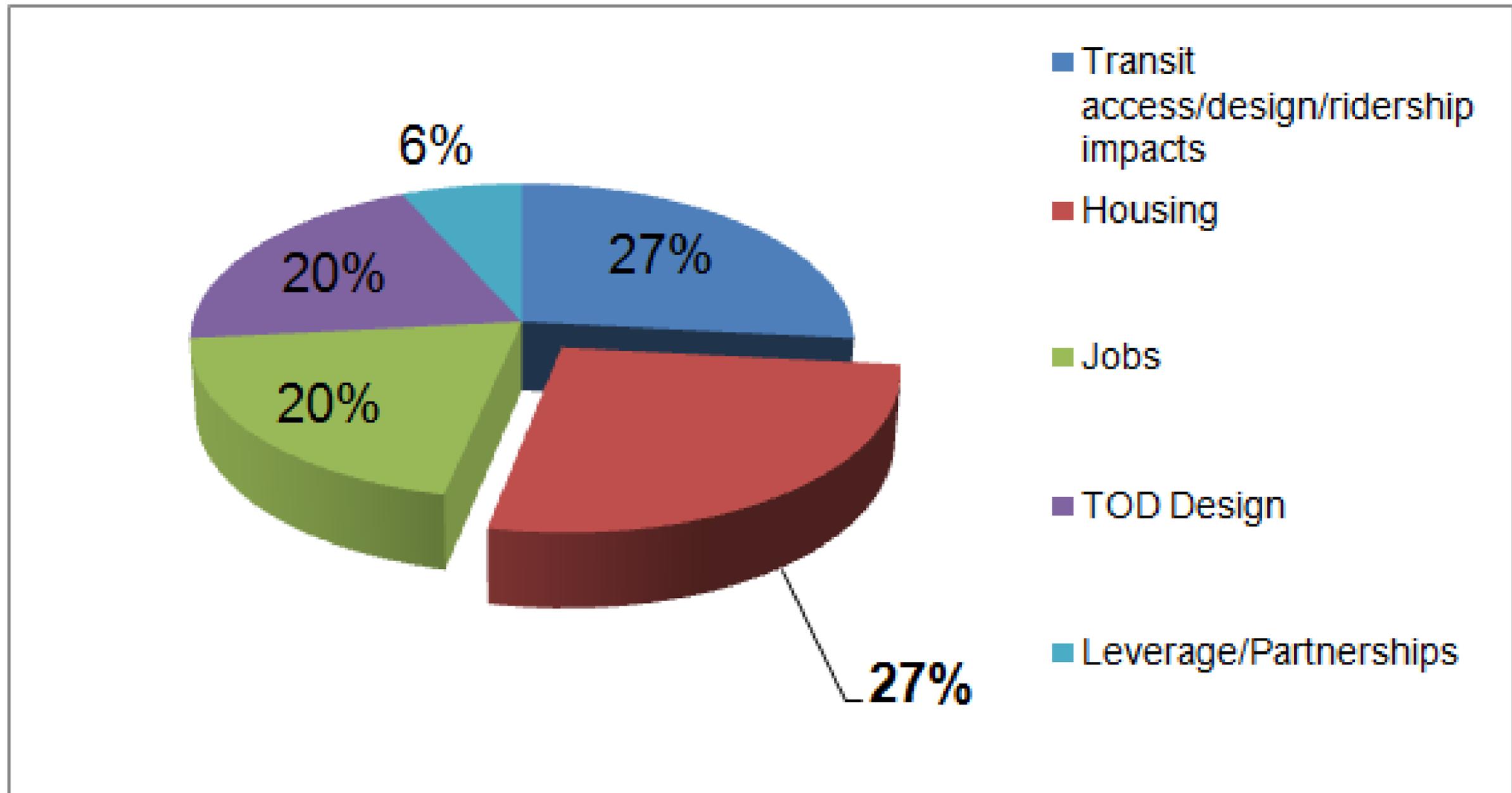
- LCDA
- TBRA

TOD Development Evaluation Criteria

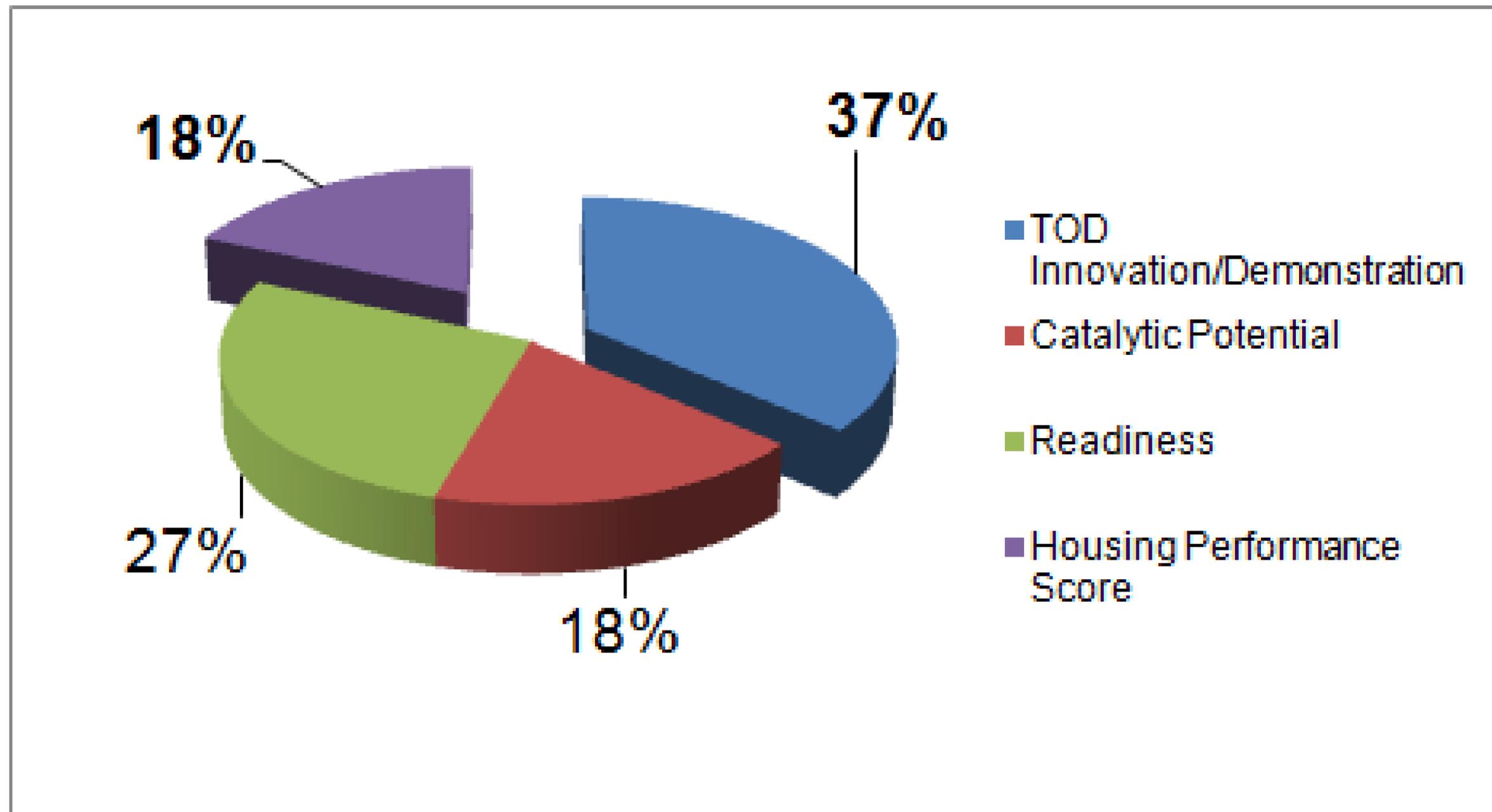
	Category	Points	% of Step 1	% of Total	
Step 1	Transit access/design/ridership impacts	20	27	15.4	
	Housing	20	27	15.4	
	Jobs	15	20	11.5	
	TOD Design	15	20	11.5	
	Leverage/Partnerships	5	6	3.8	
	Step 1 Total		75		
Step 2	TOD Innovation/Demonstration	20	37	15.4	
	Catalytic Potential	10	10	7.8	
	Readiness 15	15	27	11.5	
	Housing Performance Score	10	18	7.8	
	Step 2 Total		55		
	TOTAL		130		100%

TOD Development Evaluation Criteria

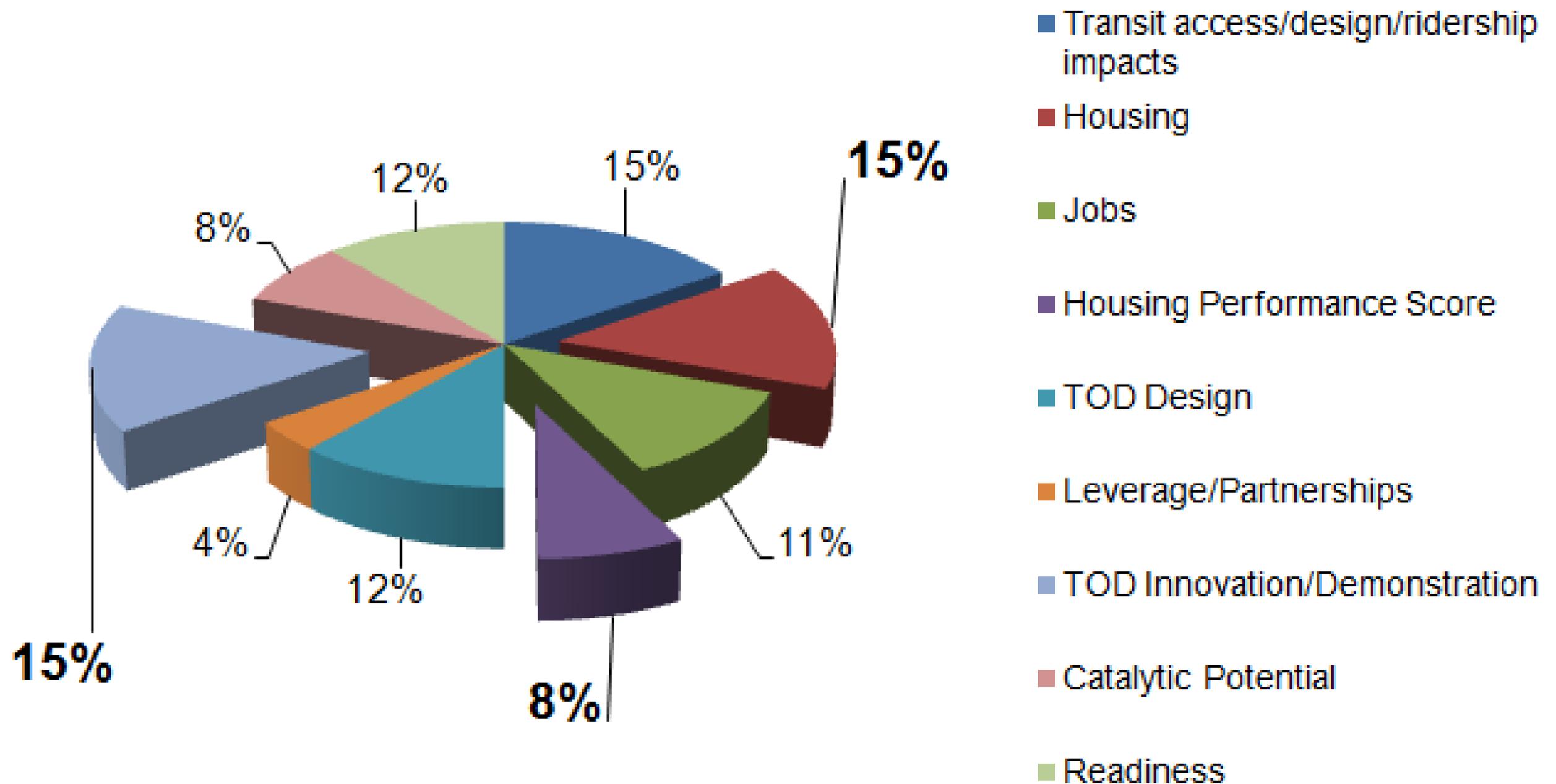
Step 1 (75 total points)



TOD Development Evaluation Criteria- Step 2 (55 total points)



TOD Development Evaluation Criteria- Combined Steps 1 & 2 (130 total points)



Past LCA Affordable Housing Awards

Number & Percentage of Grant Awards With Affordable Units

	2005 - 2010	2011	2012
LCDA	42 of 61 (69%)	11 of 14 (79%)	4 of 7 (57%)
TOD	N/A	10 of 13 (77%)	8 of 10 (80%)
TBRA	46 of 126 (37%)	14 of 38 (37%)	11 of 28 (39%)
LHIA	46 of 46 (100%)	9 of 9 (100%)	7 of 7 (100%)

LCA Outcomes to Date

	LHIA	TBRA	LCDA
New affordable rental units	2,300	5,296 (Estimated)	2,977 (since 2004)
Affordable rehabbed rental units	2,500		
Affordable ownership units	900		
Leveraged \$\$	\$700 million	>\$4 billion	>\$4 billion
New or retained jobs		35,000	
Increase in annual net tax capacity		\$81 million	
Acres cleaned		1,852	
*Individual numbers from the columns above cannot be added or combined because some projects have received grants from multiple accounts			