

# C Community Development Committee

Meeting date: March 19, 2012

## ADVISORY INFORMATION

<b>Date:</b>	<b>March 14, 2012</b>
<b>Subject:</b>	<b>LCA TOD – Overview of Proposal Criteria and Ranking Process</b>
<b>District(s), Member(s):</b>	<b>All</b>
<b>Policy/Legal Reference:</b>	<b>MN Statutes §473.253</b>
<b>Staff Prepared/Presented:</b>	<b>Paul Burns, Manager, Livable Communities 651-602-1106</b>
<b>Division/Department:</b>	<b>Community Development, Housing and Livable Communities Act Communities</b>

### Proposed Action

None. Information only.

### Background

On December 14, 2011, the Council approved an amendment to the 2011 Livable Communities Act Communities Act (LCA) Fund Distribution Plan that created a new category of Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) grants, to begin the awarding of grants in early 2012 to support Transit Oriented Development (TOD) activities in several identified "TOD areas". These TOD areas consist of Department of Employment and Economic Development (DEED)-designated Transit Improvement Areas (TIAs), and other TIA-eligible station areas not yet designated by DEED, and other numerous locations on both high frequency bus local routes and high frequency express routes. For this first round of grant awards, \$8 million in LCDA and \$5 million in TBRA funds were made available.

The deadline for applications was February 15<sup>th</sup>. Applications were received for 29 projects in 12 communities totaling nearly \$23 million in both grant categories

Staff will present an overview of the application scoring and ranking process being undertaken by an inter-division/unit review committee consistent with the criteria set forth in the Fund Distribution Plan.

# Livable Communities 2011 Transit-Oriented Development Grant Application Evaluation Process



## **OVERVIEW OF CRITERIA AND RANKING PROCESS**

# LCA 2011 TOD

## Grant Application Evaluation Process



- **Purpose**
- **Eligible Applicants**
- **Eligible Grant Categories**
- **Available Funding**
- **Evaluation Process**
- **Schedule**

# TOD Purpose



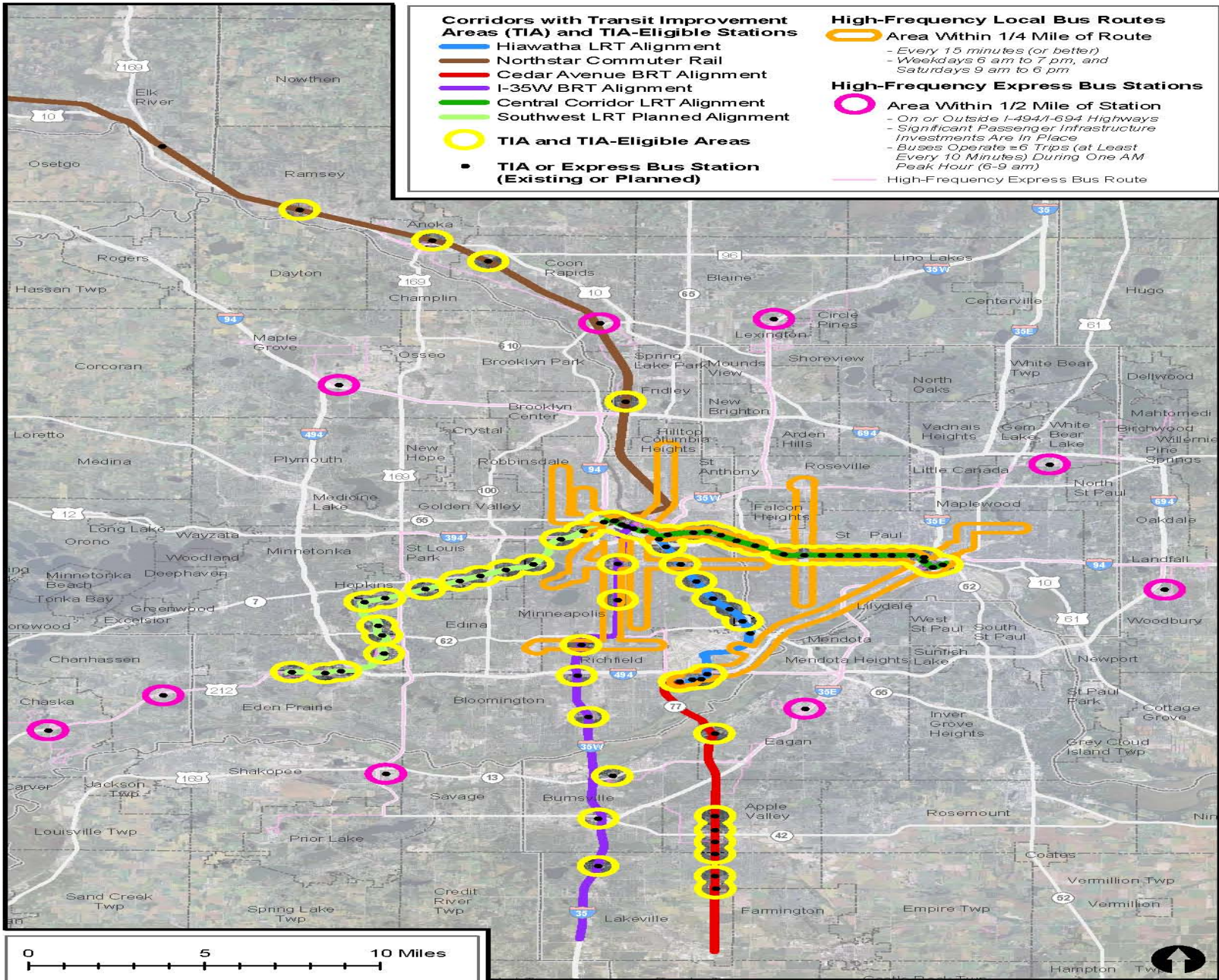
To demonstrate how increasing density around transit stations can **reduce dependence on automobile ownership, vehicular traffic and associated parking requirements** than would otherwise be necessary to support a similar level of more traditional development, and to **encourage more transit ridership.**

# Eligible applicants and locations



- Cities or townships in the 7-county metro area participating in the LCA & their EDA/CDA/HRAs with project sites in eligible TOD areas:
  - Transit Improvement Areas (TIAs) designated by DEED, or TIA-eligible station areas along light rail, commuter rail or BRT operational by 2020;
  - Within **one-quarter** mile of any spot along a high-frequency local bus line; or
  - Within **one-half** mile radius of any bus stop or station on high-frequency express routes.

# LCA TOD Eligible Areas



# Eligible Grant Categories



- **LCDA TOD**
  - Development
  - Pre-Development
  
- **TBRA TOD**
  - Environmental site investigation
  - Contamination cleanup

# 2011 Funding available



- New TOD program is an extension of the LCDA and TBRA programs
- Categories of TOD grants available:
  - LCDA Pre-Development } \$8 M
  - LCDA Development } \$8 M
  - TBRA Cleanup Site Investigation } \$5 M
  - TBRA Cleanup } \$5 M



# Funding Category Terms or Restrictions



	<b>LCDA TOD Development TOD</b>	<b>LCDA Pre- Development TOD</b>	<b>TBRA Cleanup TOD</b>	<b>TBRA Contaminated Site Investigation TOD</b>
<b>Local Match</b>	None	25%	None	25%
<b>Grant Terms</b>	3 years	2 years	3 years	1 year
<b>Award Limits</b>	\$1 million (If for site acquisition: \$2 million)	\$100,000	\$1 million	\$100,000
<b>Number of Applications</b>	No more than 3 combined		No more than 6 combined	

# Evaluation process: Phase I – Threshold Criteria



- **Must be in place now or have the applicant's commitment to be put in place within 36 months**
- **Applications meeting all threshold criteria move on to Phase II of the scoring process**
  - **Minimum residential density: 30 units/acre for LRT or 15 units/acre for bus or commuter rail**
  - **Minimum Floor Area Ratios (FAR): 1.5 for LRT or 0.5 for bus/commuter rail**

# Threshold criteria, cont.



- **Official controls in place regarding TOD design criteria**
  - ✦ **Minimal setbacks**
  - ✦ **Short blocks**
  - ✦ **Optimal pedestrian convenience**
  - ✦ **Range of housing densities, types & costs**
  - ✦ **Connections**
  - ✦ **Cycling & walking conveniences**
  - ✦ **Employment opportunities**
  - ✦ **Conservation/enhancement/protection of natural resources**
  - ✦ **Limited/shared commercial & residential parking**

# Threshold criteria, cont.



- If the application is cited as being jobs focused, 50 jobs/acre in employment centers in the TOD Area
- Equity considerations
  - ✦ Preserve existing affordable housing
  - ✦ Add affordable housing or higher value housing in lower income areas
- Consistency with city's comp plan
- Adoption of Corridors of Opportunity vision, goals & principals
- Capacity to enhance the tax base

# Evaluation process: Phase II - Ranking



- **Ranking criteria**

- The project's ability to produce affordable housing 0-10 pts
- Reduce reliance on automobiles & increase transit ridership 0-10 pts
- Create or preserve jobs 0-10 pts.
- City's Housing Performance Score 0-10 pts
- Affordability requirements 0-10 pts
- Formalized City TOD guidelines 0-5 pts
- Hiring & procurement goals that advance/promote employment of local workers and/or disadvantaged businesses 0-5 pts
- Existing funding commitments 0-5 pts
- Attract private investment 0-5 pts

# Evaluation process: Scoring team



<b>Staff Scoring Team Work Units</b>	<b>Expertise</b>
Livable Communities (2 reps)	Housing, pollution cleanup, LCDA & TBRA grant programs
Local Planning Assistance (2 Sector Reps)	Connections, density, design
Metro Transit	Ridership impact
Metropolitan Transportation Services	Ridership impact
TOD Strategy & Coordination	Catalyst value, CoO initiative
Regional Growth Policy	Natural resources, design
<b>Staff Advisory Team Work Units</b>	
Housing	Housing policy
Regional Growth Policy	Regional Framework, design
Livable Communities	Management & grant coordination staff

# Evaluation process: Phase II - Ranking



- Points allocation methodologies are documented in advance to assure consistency and relevance
- All team members review each application
- Each scoring member individually allocates preliminary points for each application for his/her area of expertise
- Scoring and advisory members meet to:
  - Discuss each application both at a high level and in detail
  - Review preliminary scoring and recommend changes
  - Finalize scoring

# Evaluation process: Phase II - Ranking



- **LCA staff tallies scores and provides a ranked matrix of the projects and their requested funding elements**
- **Scoring and advisory members review the matrix and finalize funding recommendations**
- **LCA staff present recommendations to CDC**
- **CDC recommends funding to full Council**



# Schedule



- **2011 LCA TOD application due:** February 15
- **Evaluation process conducted:** Feb-March
- **Recommendations to CDC:** April 16
- **Recommendations to full Council:** April 25
  
- **Next LCA TOD round(s):** Following Evaluation of First Round