

## **Eligible and Ineligible Costs for Livable Communities Demonstration Account (LCDA) Pre-Development Grants**

### **Eligible uses for LCDA Pre-Development grants**

Professional services associated with the following types of activities for the Project Area identified in the application:

- conducting design workshops resulting in development alternatives;
- preparing detailed redevelopment designs for specific projects that would implement neighborhood, downtown, corridor or station area plans;
- analysis of alternatives for market mix, land use mix, economic feasibility, air/water/energy issues;
- soil testing to determine land uses that are feasible on the site;
- site-specific surface water management;
- developing zoning and land use implementation tools such as overlay zones or zoning districts;
- development staging plans; or
- land banking and land acquisition strategies.

### **Ineligible uses for Pre-Development grants**

All costs eligible for LCDA Development grants, including land acquisition, demolition, infrastructure, construction costs; applicant's administrative overhead; project coordination costs; costs for activities conducted prior to the date of the grant award; costs associated with preparing comprehensive plans; legal fees, local permits, licenses or authorization fees; travel expenses, food and beverages; costs associated with preparing other grant proposals; printing costs; salary costs; and/or marketing expenses.