

An aerial, artistic rendering of a city street scene. The scene is dominated by historic, multi-story brick buildings. A prominent feature is a tall, ornate clock tower with a domed top and two clock faces, situated in the center-right. To the left, a building has a sign that reads "GOODE & BONS CHOCOLATE". The street is paved with cobblestones and has several cars and a bus. There are lush green trees scattered throughout the scene, particularly along the sidewalks and in the foreground. The overall style is that of a detailed illustration or a high-quality architectural rendering.

**Livable Communities  
Demonstration Account 2011**

**Application Workshops**

**April 21 and 28, 2011**



# LCDA Program Overview

- **Purpose**
- **Funding categories**
- **Available Funding**
- **Eligible applicants**
- **Evaluation process**
- **New issues for 2011**



# Program Purpose: Efficient Development

## Livable Communities, *Chapter 473.253*

- **connect development and transit**
- **connect housing and employment**
- **compact development**
- **mix of housing**
- **infrastructure to connect communities and attract investment**



# Program Purpose: Demonstration

## Livable Communities, *Chapter 473.253*

- **Development Grants**: demonstrate innovative ways to achieve the statutory objectives.
- **Pre-Development Grants**: activities that will lead to Projects that show potential to demonstrate innovative ways to achieve the statutory objectives.



# Funding Available

## **\$9 million, including up to \$1 million for Pre-Development grants**

- **If Pre-Development grant awards total less than \$1 Million, remaining dollars will be available for 2011 Development Grants**
- **40% of funding for Development and Pre-Development Grants combined to Minneapolis and St. Paul projects**
- **Actions currently being discussed by the Legislature could necessitate a reduction to these amounts and a later amendment to the 2011 LCA Fund Distribution Plan**



# Eligible Applicants

- **LCA-participating cities, or city HRA's, EDA's, port authorities**
- **Counties on behalf of projects in LCA-participating cities**



# Evaluation Process

## **Two-part process conducted within the Council:**

- 1) Staff team conducts technical reviews, determines eligibility and applies Step One scoring
- 2) Livable Communities Advisory Committee (LCAC) applies the Step Two scoring and makes recommendations



# New for 2011

- **Development Grants:**
  - Grant terms 3 years instead of 2
  - Projects catalyzed by the grants commenced, rather than completed within the grant term
  - A grant extension of up to 2 years administratively processed
- **Greater emphasis on Transit Improvement Areas & Housing Performance Scores**
- **Eminent Domain references dropped**



# Pre-Development Grant Program

- **Purpose**
- **Definition of “Project”**
- **Eligible/ineligible uses**
- **Award limits**
- **Match requirement**
- **Grant term**
- **Completing the application**



# Pre-Development - Purpose

- **Support activities to lay the groundwork for successful development implementation (Pre-Development Project)**
  - e.g. detailed redevelopment designs, land use tools, analysis of alternatives, staging plans
- **Help projects reach the point where they can compete for LCDA development grants (Future Development Project)**



# “Project” Definitions

- The “**Pre-Development Project**” is the set of grant-funded activities for which funding is requested in the application.
- The “**Future Development Project**” is the future development or redevelopment that, through its design and execution, will deliver benefits such as housing, connections, and/or jobs to the region.

# Preparation for an LCDA Development Project

## Grant-Funded Activities:

Create zoning & land use tools  
Create redevelopment plan  
Land banking strategies  
Develop staging plans  
Alternative analysis  
Surface Water plan  
Design workshops  
Soil testing

- **connect development and transit**
- **connect housing and employment**
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# Award Limits and Match Requirements

- **Grant awards of up to \$100,000**
- **Grants require 25% cash or in-kind match**
  - For every four grant dollars, applicant contributes one additional dollar
  - Match can be combination of cash and in-kind
  - Cash can include contributions of partners



# Grant Terms

- **24 months with no extension**
- **Complete grant-funded activities**

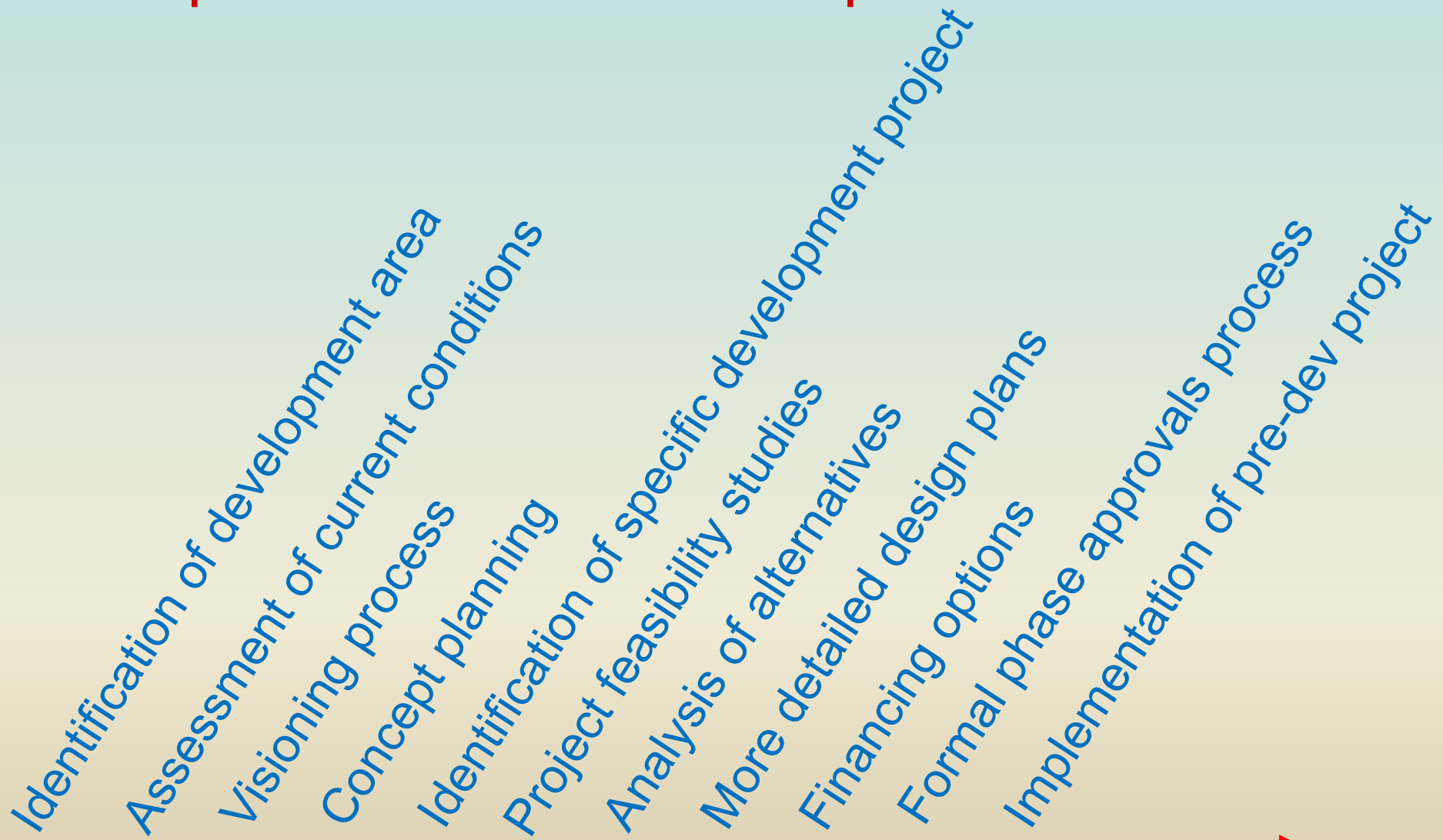


# Application Overview

## **Sections:**

- 1-4 Project Identification**
- 5. Description of Pre-Development project**
- 6. Future Development Project Potential**
- 7. Grant Funded Activities**
- 8. Innovation and Demonstration**
- 9. Potential for Successful Implementation**
- 10. Project and Project Area Status**

# Spectrum of Pre-Development Activities



Identification of development area  
Assessment of current conditions  
Visioning process  
Concept planning  
Identification of specific development project  
Project feasibility studies  
Analysis of alternatives  
More detailed design plans  
Financing options  
Formal phase approvals process  
Implementation of pre-dev project



# Application Submittal Requirements

- **Full applications due by July 15**
- **Local resolution of support**
  - **Submit with application or by August 15**
- **See list of required and allowed attachments**



# Demonstration Account Program Development Grants

- **Purpose**
- **Eligible/ineligible uses**
- **Definition of “Project”**
- **Grant term**
- **Pre-application process**
- **Completing full application**



# Development Grant - Purpose

- **Development grants provide funds to support Projects that connect development or redevelopment with transit; intensify land uses; connect housing and employment; provide a mix of housing and affordability; and/or provide infrastructure to connect communities and attract investment.**



# Eligible Uses

- **Basic public infrastructure to support the Project**
- **Site assembly for the Project or future development**
- **Placemaking public improvements and other public elements that improve the functional connectivity of the Project**



# Ineligible Uses

- **Private-use parking**
- **Surface parking**
- **Trees, sod, landscaping**
- **Building construction and rehabilitation**
- **Other... see complete list in appl. packet**



# “Project” Definition

- The **“Project”** is the development or redevelopment work that through its design and execution will deliver benefits such as housing, connections, and/or jobs to the region, and must at least commence within the 3 year term of the grant.
- The **“Grant-Funded Activities”** are *components of the Project described in the application.*



# Grant Terms

- **36 months with possible two-year administratively-approved extension with the submission of adequate proof of progress.**
- **Complete grant-funded activities and at least commence Project development component**



# Pre-application Process

- **Send us one or more Development Grant pre-applications by May 20**
  - describe your Project and proposed grant-funded activities
  - include a land use/vicinity map
- **Staff comments will be emailed to you by June 13**
- **You decide whether to submit full application by July 15**



# Application Overview

**Overall Project description**

**Project design**

**Current and planned land uses**

**Project connections**

**Specific outcomes**

**Specific project location**

**Tools and processes**

**Partnerships**

**Zoning needs**

**Grant Funded Activities**

**Sources and Uses**



# Application Submittal Requirements

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# Application Process Step by Step

- **Number of Submittals - Up to six applications per city for Development and Pre-Development Grants combined**
  - Any combination of Development and Pre-Development applications that total six
  - If a city submits more than one application in either category, they must be ranked according to the city's priorities in the resolution (separate resolutions for each category)



# Application Process Step by Step

- **Submit one electronic copy of the application and all attachments**
- **Submit Word and Excel components in their native forms as downloaded from the web**
- **All other attachments converted to PDF**
- **After application is found complete and eligible, submit 20 hard copies on 8½ x 11, 3-hole punched paper.**



# Application Process Step by Step

- **Staff verifies eligibility and completeness**
- **Step One scoring – does the Project meet the point threshold?**
- **Step Two – LCAC evaluates proposals and invites applicants for Q&A**
- **Follow-up questions if needed**



# Application Process Step by Step

- **LCAC scores proposals, makes recommendations to CDC**
- **Throughout process: staff updates city representatives on progress and status**
- **Project representatives are welcome and encouraged to attend LCAC meetings to hear discussion**



# Calendar

- |          |   |
|----------|---|
| May 20   | Pre-application for Development Grants                              |
| July 15  | Full applications due   |
| Aug 15   | Last date for local resolution                                      |
| Aug-Sept | Step One evaluation   |
| Sept-Nov | Step Two evaluation – LCAC  |
| Nov-Dec  | Community Development Committee reviews and recommends grant awards |
| Dec      | Met Council awards grants   |



# *Success!* After you get the grant...

- **You can incur expenses after grant award date**
- **Council prepares grant agreement for grantee review and signatures**
- **Grantee Orientation Meetings**
  - **Grantee packet includes payment procedures, contacts**



# Livable Communities Demonstration Account

**Thanks for coming!**

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