

LCDA APPLICATION GUIDE

2015 LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT DEVELOPMENT GRANTS



METROPOLITAN
COUNCIL

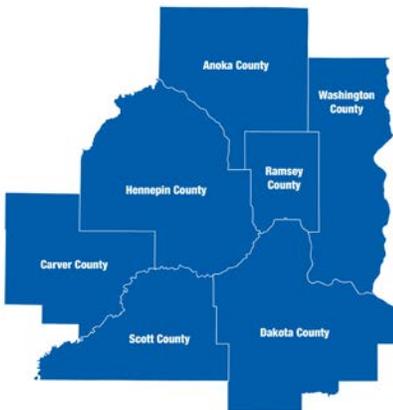
April 2015

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region.

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.



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Livable Communities Demonstration Account (LCDA)

Section 1: General Information about LCDA Grants

Purpose

LCDA funding helps applicants implement their community development objectives and comprehensive plans in ways that lead to economic development. Development grants provide **funds for public infrastructure and placemaking improvements that create or enhance connections between people, housing and jobs, in innovative ways that offer demonstration value for other potential projects.**

LCDA funding supports development or redevelopment projects that meet the statutory requirements and policy goals for the program, which include connecting development or redevelopment with transit; intensifying land uses; connecting affordable housing and employment; providing a mix of housing affordability; providing infrastructure to connect communities; attracting investment; and providing project-area residents with expanded opportunities for private sector employment.

LCDA funding supports development or redevelopment projects that demonstrate innovative and new ways of meeting the *Thrive MSP 2040* desired outcomes, which are to develop land uses in centers linked to the local and regional transportation systems; efficiently connect housing, jobs, retail centers and civic uses; develop a range of housing densities, types and costs; and conserve, protect and enhance natural resources by means of development that is sensitive to the environment. The Council also encourages projects that reduce energy use through siting, building orientation and innovative design of residential and other buildings.

Projects meeting these goals and funded through the LCDA program can help reduce travel by eliminating or shortening vehicle trips or by making some trips possible by walking, biking or transit. These results are made possible by connecting land uses, improving access to transportation corridors, connecting modes of transportation, and linking housing with destinations accessible to transportation corridors and a range of transportation modes. Over the long run, results are expected to reduce air pollution, mitigate congestion, and reduce infrastructure costs and greenhouse gas emissions.

Definition of terms

- **Affordable housing** is ownership or rental housing affordable to households earning 80% or less of Area Median Income (AMI). All Livable Communities Act affordable housing grant applications that include affordable housing must have a minimum 15-year affordability term to be considered as affordable.
- **Developed Communities** (*Urban Center and Urban Community Designations in Thrive*) are cities where more than 85% of the land is developed, infrastructure is well established and efforts must go toward keeping it in good repair. Projects awarded grants in developed communities will be focused on maintaining and improving infrastructure, buildings and land to support adaptive reuse, infill development and redevelopment.
- **Developing Communities** (*Suburban, Suburban Edge and Emerging Suburban Edge Community Designations in Thrive*) are cities where the most substantial amount of new growth – about 60 percent of new households and 40 percent of new jobs – will occur. Projects awarded grants in developing communities will be focused on accommodating growth by supporting local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services, promotes land use patterns with clear distinctions between urban and rural areas, and by supporting activity centers along corridors that encourage the development of communities where shopping, jobs and a variety of housing choices co-exist by design.

- The **Development Project** is the development or redevelopment project that provides the deliverables upon which the grant application is scored. Note that in most cases, the grant-funded activities do not comprise the project.
- The **Grant-Funded Activities** are components of the project described in the application. The grant-funded activities do not in and of themselves comprise the project for which grant funds are awarded.
- A **Living Wage** is 130% of the poverty guideline for a family of four within the 48 contiguous states established annually by the U. S. Department of Health and Human Services. In 2015 this annual wage is \$31,525.
- **Placemaking** elements are those functional improvements that serve to create an identity, a focal point of, or gateway to the development *and* that attract other investment – these may include lighting, seating, sidewalks, paths, and furnishings and equipment for parks, plazas and other public areas provided they are an integral part of and contribute to the placemaking component of the project. Placemaking activities should promote walkability and the use of transit, set the stage for interaction among users of the site, enhance or reinforce the urban qualities of the site and surrounding neighborhood, and play a key role in catalyzing additional private investment.
- **Site improvement** means demolition and removal of obsolete structures; grading and soil correction to prepare a site for construction.

Eligible applicants

By [state statute](#), applicants must be a local governmental unit, which may be a:

1. Municipality (a statutory or home rule charter city or township) currently participating in the Metropolitan Livable Communities Housing Incentives Program
2. Metropolitan county
3. Housing and Redevelopment Authority, Economic Development Authority, Community Development Authority or Port Authority

Projects proposed by categories (2) and (3) must be located in [participating municipalities](#).

Project requirements

All of the following are required to comprise an eligible Development grant project:

- The project must include one or more development components (*i.e.*, construction or rehabilitation of a building) that will commence within the 36-month grant term.
- The project must involve new development, redevelopment or infill development addressing the program goals. Projects involving rehabilitation are eligible if they have other components that address one or more of the program goals.
- The project must be located within a Council-identified developed area, developing area or a rural growth center (urbanized area). Regional park land is ineligible.
- The project must be consistent or be made consistent with the local comprehensive plan that has been reviewed by the Council and be consistent with any area, neighborhood, corridor or other local plan adopted by the municipality in which the project is located.
- If housing is planned, the project must help achieve one or more of the affordable and lifecycle housing goals adopted by the applicant city (or the city in which the project is located if the applicant is a county or county development authority) under the Local Housing Incentives program of the Livable Communities Act.

Eligible uses of Development grant funds

Grant funds may be used for basic and placemaking public infrastructure, acquisition and site improvement to support development or redevelopment projects that meet the funding goals, and funded elements must directly contribute to completion of the project.

Basic and placemaking public infrastructure includes:

- local public streets; including new streets, street realignment; reconstruction of an existing street grid; street extensions or connections; street lighting and street signs; permanent pedestrian features including sidewalks, and benches;
- public-use or shared-use parking structures;
- extensions or modifications of local public sewer, water, or telecommunications lines;
- public connecting elements (generally in the public right-of-way or clearly for public use) including sidewalks and trails that enhance the functional connectivity of the project to transit and other surrounding public spaces including schools and parks;
- publically-accessible, site-integrated transit shelters, bike racks, bridges for vehicle or pedestrian use;
- site-integrated stormwater management improvements; including new or expanded stormwater ponds; rain gardens, rain beams, and other innovative stormwater techniques; infiltration swales; pervious pavement; native vegetation; and design and engineering;
- energy conservation practices, such as, green roofs, photovoltaic cells, geothermal heat pumps, fuel cells and wind turbines;
- lighting, seating, sidewalks, paths and furnishing and equipment for parks, plazas and other public areas;
- architectural and engineering fees to support site planning and the design of eligible grant-funded activities related to publically-accessible placemaking elements or infrastructure;
- construction of placemaking functional elements or improvements for the project site. Placemaking activities should promote walkability and the use of transit, set the stage for interaction among users of the site, enhance or reinforce the urban qualities of the site and surrounding neighborhood, and play a key role in catalyzing additional private investment.

Eligible site improvement activities include:

- demolition and removal of obsolete structures; and
- grading and soil correction to prepare a site for construction.

Site Acquisition:

The purpose of allowing the use of LCDA funding for site acquisition is to assist with establishing site control for projects meeting the statutory and Council policy purposes of the LCDA account, not merely to assist with the overall funding of the project.

Eligible site acquisition costs:

- Funds can be used to help acquire or otherwise gain site control for a project site(s), **not previously or currently owned or controlled** by the applicant **or** any current or future subrecipient **or** other partner to the project for which LCDA funding is requested.
 - Exception: funds can be used to reimburse a non-profit or socially responsible for-profit developer, as determined by the participating community, for sites previously

acquired within 12 months of the grant application date for projects that will lead to the development of affordable housing or will result in jobs retained, created or made more accessible to low-income and underserved populations including opportunities for entrepreneurship.

- Funds can be used for associated property holding costs prior to the project development.
 - Eligibility for holding costs can also apply when the grant request does not include the cost of site acquisition.
 - Holding costs are limited to no more than five percent of funding awarded for acquisition costs, not to exceed \$100,000.

Ineligible Site Acquisition Costs:

- Other than described above, reimbursement or refinancing of land acquisition or site control costs incurred by the applicant, any current or future grant subrecipient or other project partner before the date of an LCDA grant award by the Metropolitan Council is not eligible. This includes costs to acquire or gain site control for project sites where site control has been established or where formal steps to acquire the property, such as a purchase agreement, have been taken. LCDA grant funds may not be used to refinance or supplant other sources of funding available to acquire or gain site control of the project property.
- Site acquisition costs for transactions between or among partnerships or other legal entities for project sites where any grantee, current or future subrecipient or other project partner has any ownership or site control interest in a property prior to the grant award are also not eligible, except as described above.

Ineligible uses of Development grant funds

- county road improvements;
- parking structures without a shared public component;
- surface parking, unless it is an integral part of a stormwater management system;
- trees, sod, and landscape plantings, unless an integral part of a stormwater management system;
- site assembly for lands to be used for transit infrastructure or capital investments, e.g., transit stations, station platforms, and park-and-ride facilities;
- building construction, rehabilitation and affordability gap and value gap financing;
- pollution cleanup;
- relocation costs;
- licenses, permits, fees, planning and administrative costs; and
- architectural fees to support the design of building-related items.

Award limits

Council-established guidelines state that up to 40% of the total funds available in a grant cycle are available to projects located in Minneapolis and/or Saint Paul. The Council reserves the right to consider awarding more than 40% under certain conditions. There are no award limits for individual Development grants.

Match requirements

There are no match requirements for LCDA Development grants.

Grant terms

The 2015 LCDA Development grant terms will be three years in length, starting on the date of the grant award, with the possibility of an administratively-approved two-year extension with the submission of adequate proof of progress.

Section 2: Completing the LCDA Application



A response to the Council’s LCDA Project Concept Plan (PCP) is required for all 2015 LCDA Development applications. PCPs are due by May 1, 2015.

Application guidance:

Key considerations for a successful LCDA application:

1. Not every good development or redevelopment project is a good LCDA project. To qualify for LCDA funds and score competitively, the application must make it clear **how the project will address statutory LCDA goals**, which are:
 - interrelating development or redevelopment and transit;
 - interrelating affordable housing and employment growth areas;
 - intensifying land use that leads to more compact development or redevelopment;
 - involving development or redeveloping that mixes incomes of residents in housing, including introducing or reintroducing higher value housing in lower income areas to achieve a mix of housing opportunities; and/or
 - encouraging public infrastructure investments which connect urban neighborhoods and suburban communities, attract private sector development investment in commercial and residential properties adjacent to the public improvement, and provide project area residents with expanded opportunities for private sector employment.
2. The application is designed to focus on a specific development or redevelopment project that exemplifies LCDA goals. As the program name implies, the development or redevelopment project needs to pursue an end-result that can be demonstrated or replicated elsewhere in the region. Examples include: Will the project utilize an innovative collaboration? Is it sited in a unique way? Is there some element of the project’s funding, implementation or design that hasn’t been done locally? Can some quality, element, or portion of this project serve as an example elsewhere in the region? Fully address the appropriate questions within the application to claim the benefit of these elements.
3. When filling out the grant application, is it important to distinguish between the project and its constituent Grant-Funded Activities. 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. The activities for which grant funds are requested are conducted **in support of** the overall project and must be completed during the grant term.

Note that unless otherwise instructed, your answers should pertain **only** to the project that will begin development/redevelopment work within the 36-month grant term. It is not adequate to be “shovel-ready;” the project must commence hard construction by December 31, 2018.

4. Placemaking elements must be more than mere amenities – if you are requesting only items such as benches or planters, consider those as furnishings. To be funded, placemaking elements must meet a higher standard. If you are requesting placemaking elements, explain how these items will define the project and attract both people and investment to the area.

Accessing the application:

The Council has a web-based management system for grant application, evaluation, and payment requests. WebGrants is entirely online and will cover nearly all phases of grants management across every Council grant program. The 2015 LCDA application is only available through the WebGrants system. To begin the application process, visit <http://metro council.org/Communities/Services/Livable-Communities-Grants/WebGrants-Info.aspx?source=child>

Section 3: Evaluation process for LCDA grants

LCDA applications are evaluated in a two-step process. Step One is conducted by an internal review staff team of experts. Step Two is conducted by the Livable Communities Advisory Committee (LCAC).

<i>Step One Evaluation Criteria for Development Grants</i>	Possible Points
A staff team will score eligible proposals using the Step One evaluation criteria and guidelines:	
Orderly and efficient land use	
How well the project will use land efficiently and will achieve: Development that intensifies land use and increases density to a level that maximizes the potential of the location.	8
Development that is designed in relationship to transit and transportation by: <ul style="list-style-type: none"> • Providing internal pedestrian convenience and efficiency through the design, layout and features of the design of the project. • Providing efficient, effective, thoughtful pedestrian access to transit through connections to, and/or integration of transit stops/access points in the design. 	10
Connections between housing and centers of employment, education, retail, and recreation uses; creation or preservation of permanent employment opportunities, including living wage jobs.	8
A developed range of housing densities, types and costs that addresses diversification of the housing stock.	8
Development that is sensitive to the environment and conserves, protects and enhances natural resources and/or incorporates green building design and energy efficiency standards.	8
Tools and processes	8
The extent to which the application includes tools and processes appropriate to the project to ensure successful outcomes, including pertinent and effective regulatory tools; use of equitable development strategies; partnerships among government, private for-profit and nonprofit sectors; community participation; local vision and leadership.	
Total	50
Applications must score 25 or more points to advance to the Step Two evaluation process.	

Applications that successfully meet the Step One point threshold will move on to the Step Two process. The Livable Communities Advisory Committee (LCAC) conducts Step Two of the evaluation process and makes funding recommendations to the Council.

The committee includes members representing seven areas of expertise to provide the range of skills and experience necessary for evaluating the complex development and redevelopment projects for which LCDA funding is requested. There are two members for each area of expertise: local government (planning, economic or community development); development finance (one member in private finance, one in public finance); development (one member in new development, one in redevelopment); transportation, environment; site design, and planning, economic and community development/engagement representing traditionally under-represented communities. The LCAC chair, not representing a specific area of expertise, is the 15th member.

<i>Step Two Evaluation Criteria for Development Grants</i>	Possible Points
The LCAC scores proposals according to the evaluation and selection criteria in Step Two.	
Innovation and demonstration	30
<p>The extent to which the project demonstrates for the community and for the region:</p> <ul style="list-style-type: none"> • New development concepts or elements in one or more of the scoring areas covered in the Step One evaluation process; • Other innovation; • Serves as a model of LCDA goals; • Incorporates equitable development strategies when planning and/or designing the proposed project. 	
Catalyst	10
<ul style="list-style-type: none"> • The extent to which LCDA funding-requested element will be a catalyst to implement the project of which it is a part. • The extent to which the proposed project will catalyze additional development and private investment to future project phases and/or to the immediate area. 	
Readiness assessment	10
<p>The extent to which the proposed project is ready and able to use an LCDA grant, if awarded, within the 36-month grant term. The readiness assessment includes:</p> <ul style="list-style-type: none"> • The status of implementation tools – for example, zoning codes and other official controls, design standards, or development standards. • The status of funding commitments and other indicators of readiness. • Whether grant funds have been spent for or progress has been made on a prior LCDA development or pre-development grant for the same project or a related project. 	
Step Two Total	50
Combined Step One and Step Two Total	100
Combined Step One and Step Two scores must total 60 to be considered for funding.	
Housing Performance Score	10
<p>2. The applicant's Housing Performance Score will be converted from a 100-point scale to a 10-point scale. If a proposed project includes new affordable housing or if a significant amount of affordable housing is already located within the project site/area, the proposal will be held harmless by assigning the higher of the community's actual performance score or the average performance scores from all proposals being evaluated.</p>	
Overall Total	110

Section 4: Awards

The LCAC will recommend awards to the Council's Community Development Committee (CDC) in December 2015. Awards are expected to be considered by the full Council in January 2016.

Section 5: Appendices

Appendix 1: Make-A-Map

Appendix 2: Application Submittal Instructions

Appendix 3-5: Sample Resolutions

Appendix 1: Using Make-a-Map

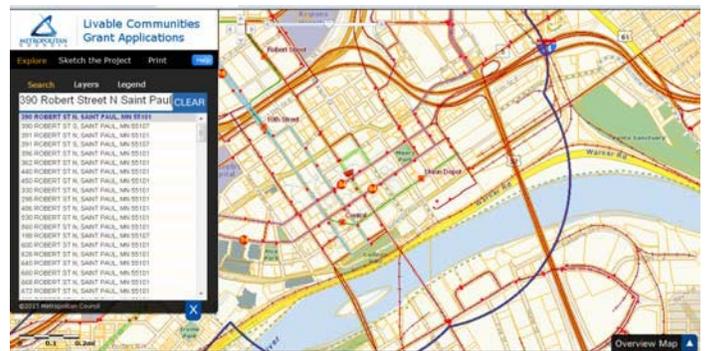
The Council's Make-a-Map tool has been customized for LCA Grants. To access Make-a-Map, follow this link:

<http://giswebsite.metc.state.mn.us/publicmaps/lca>

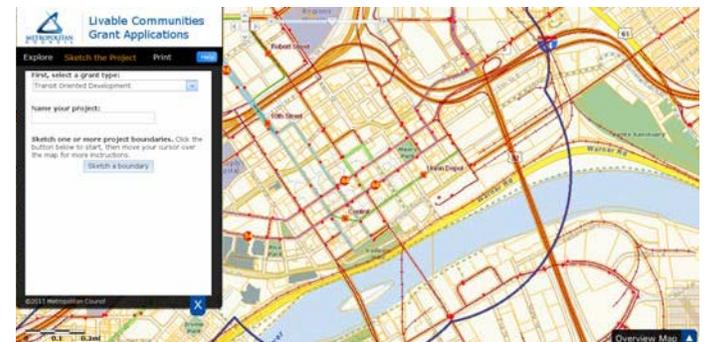
How Create the Required Maps for LCDA and LCA-TOD

NOTE: the required 40-scale site plan for LCA-TOD design workshops will need to be generated by the applicant outside of the Make-a-Map application.

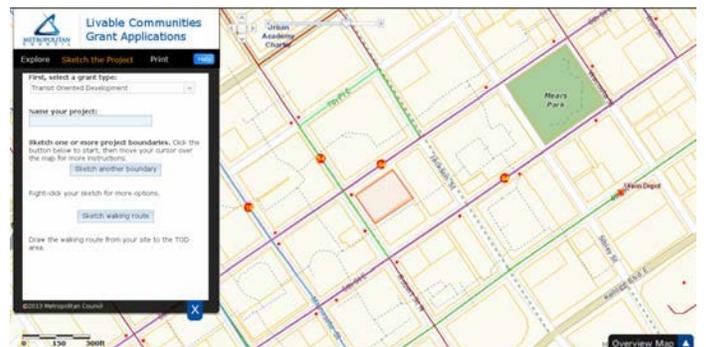
1. Enter an address or landmark in the search bar to navigate to your project area.



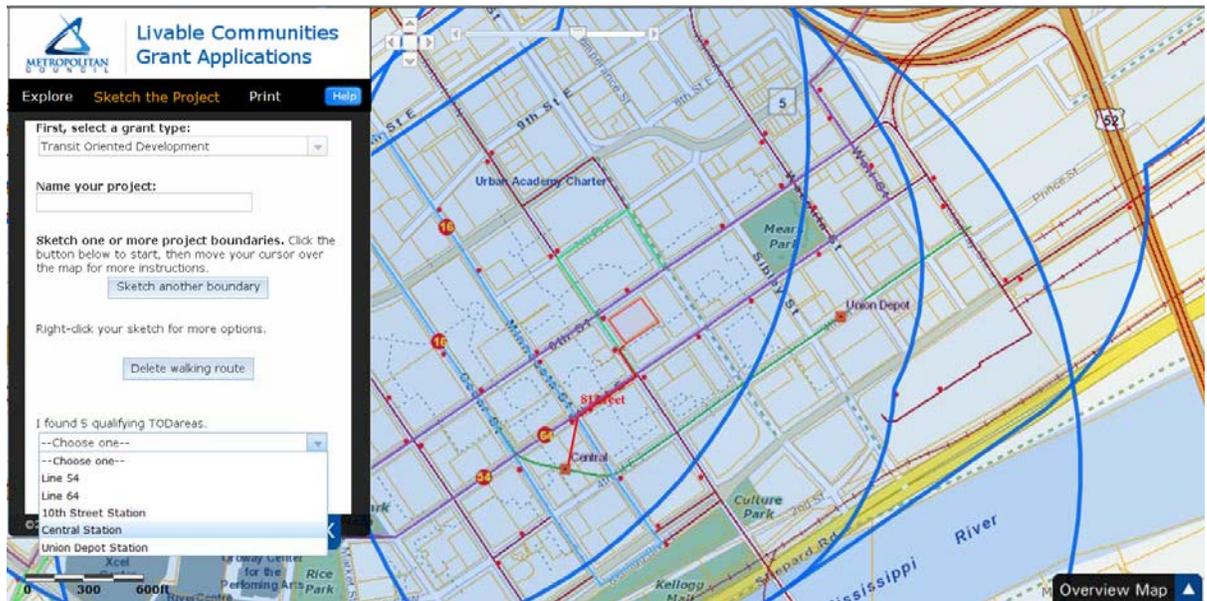
2. Click "Sketch the Project" and select the appropriate grant category, either Livable Communities Demonstration Account or Transit Oriented Development. Provide a name for your project.



3. You may use the zoom and pan buttons to navigate to your project site. Click "Sketch a Boundary" and, using the crosshair as a guide, draw the project boundary. A gray polygon with a red outline will begin to appear. Once you have finished outlining the boundary, double click to close the polygon. If there are multiple, non-contiguous parcels that are part of your project, you have the option of sketching another boundary.



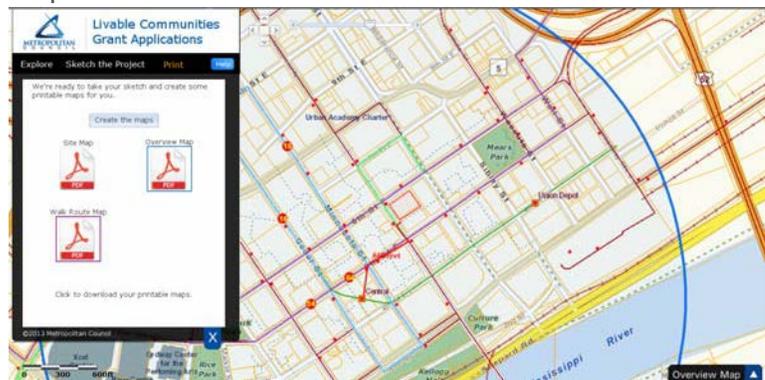
- Click “Sketch walking route” and draw the most direct walking route between the project site and the TOD station. Only draw the walking route along publically-accessible (privately or publically-owned) paths, plazas, or other pedestrian areas. Do not draw the route across parking lots.
- Double click to terminate the walking route. A linear distance is automatically calculated, and depending on the number of stations available within ½-mile of the project, several station areas may appear. Click the drop-down menu and select the Named TOD-Eligible Station for your project.



- Select “Print” and “Create the maps”. The system will generate two maps for LCDA and three maps for LCA-TOD. Please be patient – depending on your connection, it can take up to one minute to generate the maps.

- Click each PDF to download them separately. Rename the files according to the naming conventions described in Appendix 2.

If you have any questions about using Make-a-Map, consult the Make-a-Map help section or contact LCA staff.



Appendix 2: Application submittal process

- No LCDA Development Grant application will be accepted without a prior project Concept Plan (PCP) response. **PCPs are due on May 1, 2015.**
- **Full LCDA applications are due by 3:00 PM on July 1, 2015. No late submittals will be accepted.**
- If you are new to WebGrants, read the WebGrants User Guide first. The guide is available online at <http://www.metrocouncil.org/METC/files/48/48307f04-f1b7-4269-868c-76b87a4d3258.pdf>
- Follow the application submittal instructions through the WebGrants system: <https://metrocouncilgrants.org/index.do>
- No more than **three** total applications may be submitted for projects in a single city in any application cycle. The limit of three applications includes those submitted by all entities within the city (i.e., the city, economic development authority, port authority, or other) and projects submitted by counties on behalf of cities. Applicants submitting more than one application per year must prioritize them according to the applicant's internal priorities, prior to submittal.
- Each application requires a resolution of support from the city in which the project is located. Resolutions must be submitted within 30 days of the application due date. Three sample resolutions are included as a part of the application form: one for applicants submitting only one LCDA grant application in 2015, one for applicants submitting multiple applications, which requires the applicant to rank the applications according to the applicant's internal priority, and another for eligible applicants other than a city (i.e. county, economic development authority, port authority, etc.).

After the application has been reviewed for completeness and found to be acceptable for evaluation submittal, you will be notified of next steps.

Questions?

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Linda.Milashius@metc.state.mn.us

Paul Burns (651) 602-1106

Paul.Burns@metc.state.mn.us

Appendix 3: Sample Resolution for a Single Application

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

WHEREAS the City of _____ is a participant in the Livable Communities Act's Housing Incentives Program for 2015 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

WHEREAS the City has identified a proposed project within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS the City has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the project contained in the grant application submitted on _____, 2015; and

WHEREAS the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

Finds that it is in the best interests of the City's development goals and priorities for the proposed project to occur at this particular site and at this particular time.

Finds that the project component(s) for which Livable Communities Demonstration Account funding is sought:

will not occur solely through private or other public investment within the reasonably foreseeable future; and

will occur within three years after a grant award only if Livable Communities Demonstration Account funding is made available for this project at this time.

Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project component for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for

project component completion within three years and states that this representation is based on the following reasons and supporting facts:

List reasons and supporting facts here:

4. Authorizes its _____ to submit on behalf of the City an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project component(s) identified in the application, and to execute such agreements as may be necessary to implement the project on behalf of the City.

Adopted this ____ day of _____, 2015.

Mayor

Clerk

Appendix 4: Sample Resolution for Multiple Applications

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATIONS FOR GRANT FUNDS

WHEREAS the City of _____ is a participant in the Livable Communities Act's Housing Incentives Program for 2015 as determined by the Metropolitan Council and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

WHEREAS the City has identified proposed projects within the City that meet the Demonstration Account's purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS the City has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the projects contained in the grant applications submitted on _____, 2015;

WHEREAS the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding; and

WHEREAS cities may submit grant applications for up to three projects during each funding cycle for LCDA Development Grants and Pre-Development Grants combined, but, using the cities' own internal ranking processes, must rank their projects by priority so the Metropolitan Council may consider those priority rankings as it reviews applications and makes grant awards.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and consideration, the governing body of the City:

Finds that it is in the best interests of the City's development goals and priorities for the proposed projects to occur at these particular sites at this particular time.

Finds that the project components for which Livable Communities Demonstration Account funding is sought:

will not occur solely through private or other public investment within the reasonably foreseeable future; and

will occur within the term of the grant award only if Livable Communities Demonstration Account funding is made available for these projects at this time.

Ranks the project funding applications, according to the City's own internal priorities, in the following order:

Priority	Project Name	Grant amount requested
1		
2		
3		

Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project component for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component commencement within the term of the grant award and states that this representation is based on the following reasons and supporting facts:

List reasons and supporting facts here:

Authorizes its _____ to submit on behalf of the City applications for Metropolitan Council Livable Communities Demonstration Account grant funds for the project components identified in the applications, and to execute such agreements as may be necessary to implement the projects on behalf of the City.

Adopted this ____ day of _____, 2015.

Mayor

Clerk

Appendix 5: Sample Resolution for County/EDA/Port Authority Applicants

RESOLUTION NO. _____

COUNTY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATIONS FOR GRANT FUNDS

WHEREAS the County/EDA/Port Authority of _____ is eligible to apply for Livable Communities Demonstration Account funds on behalf of cities participating in the Livable Communities Act's Housing Incentives Program for 2015 as determined by the Metropolitan Council; and

WHEREAS the County/EDA/Port Authority has identified proposed projects within the City of _____ that meet the Demonstration Account's purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS the County/EDA/Port Authority has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the County/EDA/Port Authority certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the County/EDA/Port Authority agrees to act as legal sponsor for the projects contained in the grant applications submitted on _____, 2015;

WHEREAS the County/EDA/Port Authority acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

THEREFORE, the County/EDA/Port Authority of _____ authorizes its' Executive Director to submit an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project components identified in the application, and to execute such agreements as may be necessary to implement the projects on behalf of the City of _____, where the project is located.

Adopted this ___ day of _____, 2015.

Executive Director

Appendix 5a: County/EDA/Port Authorities - Sample Resolution of Support for LCDA Application

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

RESOLUTION IDENTIFYING SUPPORT OF AN APPLICATION FOR A LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) GRANT SUBMITTED ON BEHALF OF A COUNTY, EDA OR PORT AUTHORITY.

As a participant in the Metropolitan Council's Livable Communities Local Housing Incentives Account program, the city of _____ (name of city or township) supports the application, and any resulting funding award, for the _____ (project name) being submitted by the _____ (name of eligible county/EDA/Port Authority).

Adopted this ____ day of _____, 2015.

Mayor

Clerk



METROPOLITAN
C O U N C I L

Saint Paul, MN 55104-1905
651-202-1825