

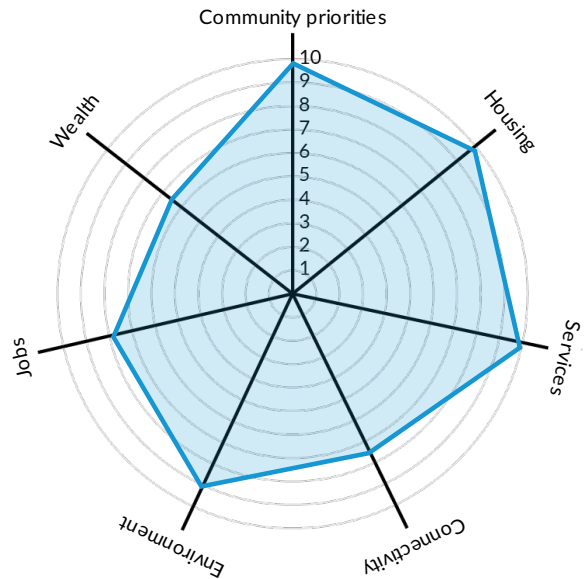
Very high

92 out of 100

What does your score mean?

Based on your responses, the proposed project receives a “**very high**” score for expected community impact. If the project conforms to responses when executed, it is likely to provide strong social benefits that are aligned with community priorities.

Your score reflects the level of social benefits and community impacts a project could achieve based on your answers to the community impact assessment tool. Scores depend on the answers provided, and we ask users to respond truthfully and to the best of their knowledge. To the extent that there is uncertainty or disagreement over community priorities or anticipated project impacts, users may receive different scores for the same project. When this occurs, we hope it sparks broader community discussion and closer consideration of the project’s impacts and opportunities for improvement. Your score should serve as just one input when considering whether a project is likely to yield social benefits.



The graph above displays the project’s raw score in each community impact area. In the community goals and priorities section, we asked you to rank the areas according to the priorities of residents in the Opportunity Zone, based on community engagement and consultation with community plans. Your ranking of the impact areas can be seen in the graph, starting to the right of “community priorities” and going clockwise. A project’s overall community impact score is not the average of scores displayed above; it is calculated by weighting the scores for each impact area according to your ranking.

Project Information

Project type: Residential
 Project tract: 68
 Project address: 789 Main Street
 Project sponsor name: Sally Jones
 Project sponsor address: 125 Side Street
 Name of person using the survey:
 Organization of person using the survey: Clear View Developers
 Estimated project size (\$): 8,000,000
 Estimated OZ equity investment (\$): None
 Other public subsidy or grand sought (\$): 250,000

Date tool completed: 01/09/20



1. Community Goals and Priorities

In this section, users identified community residents' priorities based on previous engagement activities, existing agreements, or local plans. Each of the assessment's subsequent impact areas are weighted based on this prioritization.

1. Has the project sponsor consulted a community plan in the OZ neighborhood?

YOUR RESPONSE

Yes

2. Did the project sponsor engage local elected officials or public agencies?

YOUR RESPONSE

Yes

SHOW YOUR WORK

Mayor Brown

3. Has the project sponsor engaged residents and community members in the OZ neighborhood?

YOUR RESPONSE

Yes

4. Has the project sponsor used surveys to engage residents and community members in the OZ neighborhood?

YOUR RESPONSE

No

5. Has the project sponsor used community meetings, workshops, and/or participatory planning exercises to engage residents and community members in the targeted OZ?

YOUR RESPONSE

Yes

SHOW YOUR WORK

We conducted a community meeting to learn about what community members desired for our community spaces. We translated advertisements for these meetings into Spanish and Chinese and also provided food during the meeting.

6. Is the project sponsor a resident of the OZ neighborhood or a nonprofit organization that represents OZ community members?

YOUR RESPONSE

Yes

7. Is there a mechanism in place to hold the project sponsor accountable to commitments, such as a Community Benefits Agreement or agreement in receipt of public funds?

YOUR RESPONSE



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Yes

8. Based on the priorities and needs identified through community engagement and/or consulted plans, drag to rank the following six priorities for community residents in order of 1 to 6, with 1 being the highest priority and 6 being the lowest priority.

YOUR RESPONSE

1. Affordable and accessible housing
2. Health, social services, and cultural amenities
3. Transportation and connectivity
4. Environment and open spaces
5. Accessible, quality jobs
6. Community wealth building

2. Affordable and Accessible Housing

Although housing investment can bring much-needed high-quality housing, density, and upgrades to a neighborhood, it can also lead to gentrification and displacement. The questions in this impact area assess whether new units or units that are preserved in an OZ are affordable to low-income residents and whether OZ residents will be displaced because of housing demolition or price increases.

1. The housing units that will be produced or preserved are in...

YOUR RESPONSE

a rapidly appreciating area that is facing market pressures

2. What share of the housing units that will be produced or preserved are affordable to residents with incomes at or below 50 percent of the area median income (AMI)?

YOUR RESPONSE

50 percent or more

3. What share of the units include long-term or permanent affordability restrictions?

YOUR RESPONSE

15 percent or more

4. Briefly describe the terms of the affordability restrictions, including income targets and affordability period.

YOUR RESPONSE

60% of our residences will be available to residents with incomes at or below 50 percent of the AMI.

5. Will 50 percent or more of the housing units developed be priced at or above 150 percent of current median rents or sale prices in the census tracts?



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YOUR RESPONSE

No

6. Will the project require the demolition or substantial rehabilitation of any existing occupied rental housing (subsidized or unsubsidized)?

YOUR RESPONSE

No

7. Is the project new construction or rehabilitation?

YOUR RESPONSE

New construction

8. Does the project comply with HUD's Fair Housing Act Accessibility Guidelines ?

YOUR RESPONSE

Yes

9. Before we go to the next section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

Our housing development is fully accessible and includes no-step entrances and fully adjustable fixtures.

3. Health, Social Services, and Cultural Amenities

Affordable and accessible health clinics, social services, and cultural amenities are pillars of communities across the country, and many families rely on the organizations that provide or manage these for support. The questions in this impact area ask whether projects will provide space for affordable social services, cultural amenities, or health clinics, and whether new businesses will create a good or service currently lacking in the community.

1. Will the project create space for a health clinic?

YOUR RESPONSE

Yes

2. Will the project provide space for other affordable social services or cultural amenities?

YOUR RESPONSE

Yes

3. Will the project displace existing affordable social services or cultural amenities?

YOUR RESPONSE

No

4. Before we go to the next section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

4. Transportation and Connectivity

Communities that have received little investment often have limited access to reliable, affordable transportation and internet, which can mean they are disconnected from surrounding communities. The questions in this impact area assess whether new construction will increase access to transit or improve community connectivity through design features or access to broadband internet.

1. Will the project enable safe street access for all users through a Complete Streets design?

YOUR RESPONSE

Yes

2. Will the project increase transit capacity or provide new modes of transportation?

YOUR RESPONSE

No

3. Will the project be built to be part of an existing transit-oriented development plan or the transportation element of the city's master plan?

YOUR RESPONSE

Yes

4. Will the project increase community access to broadband?

YOUR RESPONSE

No

5. Before we go to the feedback section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

5. Environment and Open Spaces

Low-income communities disproportionately suffer the effects of environmental harms. The questions in this impact area assess whether new investments will have a positive or negative environmental impact, remediate sites that were previously dangerous to a community, and create green space that is publicly accessible.



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1. Will the project be built to green and/or energy efficient standards?

YOUR RESPONSE

Yes

2. List the applicable project certifications and/or standards.

YOUR RESPONSE

We will be LEED Silver certified.

3. Will the project facilitate site remediation?

YOUR RESPONSE

No

4. Will the project create negative, long-term environmental impacts?

YOUR RESPONSE

No

5. Will the project expand or reduce the amount of publicly owned park or green space in the community?

YOUR RESPONSE

Neither

6. Will the project expand or reduce the amount of privately owned, but publicly accessible, park or green space?

YOUR RESPONSE

Expand

7. Will the project be located in a site prone to any of the following disasters? Select all that apply.

YOUR RESPONSE

8. Before we go to the next section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

6. Accessible, High-Quality Jobs

In many Opportunity Zone communities, a lack of investment has led to a jobs shortage or a proliferation of jobs without benefits or opportunities for advancement. The questions in this impact area assess the number, type, and quality of jobs provided through an OZ project.

1. How many new permanent, full-time jobs will the project create?



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YOUR RESPONSE

5-19

2. How many short-term, full-time jobs will the project create?

YOUR RESPONSE

20-99

3. What share of jobs offer a living wage?

YOUR RESPONSE

100%

4. What share of jobs are subject to local hiring preferences or a locally sourced worker target?

YOUR RESPONSE

50% or more

5. Briefly describe the local hiring preferences or targets and any reporting requirements.

YOUR RESPONSE

We aim to hire 75% of our workers from within our city limits.

6. Do the created jobs align with the skills and education of the OZ's workforce?

YOUR RESPONSE

Yes

7. Briefly describe how the jobs created align with the skills of the local workforce.

YOUR RESPONSE

The local workforce is heavily oriented toward construction and many of the short-term jobs created will be in the construction phase of this project.

8. Does the project sponsor or principal have a history of providing jobs for populations facing employment barriers on previous projects?

YOUR RESPONSE

No

9. Do the project's hiring guidelines have language or practices that reduce barriers for populations facing employment barriers to apply and get hired?

YOUR RESPONSE

No

10. Will the project offer apprenticeships or on-the-job training opportunities?

YOUR RESPONSE



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No

11. Will the lowest-wage permanent job supported by the project include paid time off?

YOUR RESPONSE

Yes

12. Will the lowest-wage permanent job supported by the project include paid family leave?

YOUR RESPONSE

Yes

13. Will the lowest-wage permanent job supported by the project include company-sponsored health care?

YOUR RESPONSE

Yes

14. Will the lowest-wage permanent job supported by the project include subsidized transit?

YOUR RESPONSE

Yes

15. Will the lowest-wage permanent job supported by the project include company-sponsored retirement options?

YOUR RESPONSE

Yes

16. Before we go to the next section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

7. Community Wealth-Building

In this impact area, we ask about the extent to which OZ residents will benefit from the wealth that is generated by the OZ investment. The questions pertain to project ownership, sourcing, and the ability of residents to access office and commercial space with affordable rates.

1. Is the project more than 50 percent owned by women?

YOUR RESPONSE

Yes

2. Is the project more than 50 percent owned by those from historically underrepresented racial or



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ethnic groups?

YOUR RESPONSE

Yes

3. Is the project more than 50 percent owned by those who are economically or socially disadvantaged?

YOUR RESPONSE

No

4. Have project investors agreed to *formal* steps that will leave wealth in the business with considerations to the timing of the equity sale and selection of the buyer?

YOUR RESPONSE

No

5. Will more than 30 percent of the project's contracting or sourcing qualify under existing local minority business enterprise (MBE) or women business enterprise (WBE) business standards?

YOUR RESPONSE

Yes

6. Will more than 30 percent of the project's contracting or sourcing come from small businesses?

YOUR RESPONSE

No

7. Will the project require demolition or substantial rehabilitation of commercial real estate currently occupied by preexisting or small or local businesses, entrepreneurs, or nonprofits?

YOUR RESPONSE

No

8. Before we go to the next section, we wanted to give you an opportunity to describe any aspects of the project that may advance or impede this goal. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

For more information about the community impact assessment tool, go to urban.org/oztool.