

# Opportunity Zone Community Impact Assessment Tool Questions for Residential, Commercial & Industrial Project Types

## General Information

Project Name:

Please provide a 1-3 sentence description of the project:

Project address (if known):

Project tract (if known):

Project type (select all that apply): **Residential** – **Commercial** – **Industrial** – Operating business

Project sponsor name:

Name of person completing the survey:

Organization of person completing the survey:

Estimate project size (\$):

Estimated Opportunity Zone (OZ) equity investment (\$):

Other public subsidy or grant sought (\$) (if applicable):

Reason for completing the tool (select one):

Testing or exploring the tool on a hypothetical project

Evaluating a project in a predevelopment or planning phase

Evaluating a project that is currently seeking funding

Evaluating a project that is funded and/or launched

## Community Goals and Priorities

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

Yes

No

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

Yes

No

**If “Yes”:** Show your work: List the names of the local elected officials or public agencies that were engaged.

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

Yes

No

**If “Yes”:** Has the project sponsor used surveys to engage residents and community members in the OZ neighborhood?

Yes

No

**If “Yes”:** Has the project sponsor used community meetings, workshops, and/or participatory planning exercises to engage residents and community members in the targeted OZ?

Yes

No

**If “Yes”:** Show your work: Describe how the community was engaged in the project development and the methods used to reach difficult-to-reach populations. If any community plans were consulted, please list those plans here. If there is community opposition to the project, describe the nature of that opposition.

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

Yes

No

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?

Yes

No

Based on the priorities and needs identified through community engagement and/or consulted plans, 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.

Accessible, high-quality jobs

Community wealth building

Affordable and accessible housing

Environment and open spaces

Health, social services, and cultural amenities

Transportation and connectivity

## Accessible, High-Quality Jobs

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

- 0
- 1-4
- 5-19
- 20-99
- 100-249
- 250 or more

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

- 0
- 1-4
- 5-19
- 20-99
- 100-249
- 250 or more

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** What share of jobs offer a living wage?

- 100%
- 75%-99%
- 74% or less

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** What share of jobs are subject to local hiring preferences or a locally sourced worker target?

- 50% or more
- Less than 50%

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Briefly describe the local hiring preferences or targets and any reporting requirements.

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Do the created jobs align with the skills and education of the OZ's workforce?

- Yes
- No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Briefly describe how the jobs created align with the skills of the local workforce.

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Does the project sponsor or principal have a history of providing jobs for populations facing employment barriers on previous projects?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Do the project's hiring guidelines have language or practices that reduce barriers for populations facing employment barriers to apply and get hired?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the project offer apprenticeships or on-the-job training opportunities?

On-the-job training opportunities in excess of two weeks' paid time over the course of the year:

Yes

No

Apprenticeships:

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the lowest-wage permanent job supported by the project include paid time off?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the lowest-wage permanent job supported by the project include paid family leave?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the lowest-wage permanent job supported by the project include company-sponsored health care?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the lowest-wage permanent job supported by the project include subsidized transit?

Yes

No

**If response to question 1 or 2 in this section is any answer besides 0 for either of these questions:** Will the lowest-wage permanent job supported by the project include company-sponsored retirement options?

Yes

No

## Community Wealth Building

Is the project more than 50 percent owned by women?

Yes

No

Is the project more than 50 percent owned by those from historically underrepresented racial or ethnic groups?

Yes

No

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

Yes

No

Does the project have four or fewer employees?

Yes

No

Does the project have annual revenues of less than \$250,000?

Yes

No

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?

Yes

No

**If "Yes":** Briefly describe what formal steps have been agreed to in order to ensure a responsible exit.

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?

Yes

No

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

Yes

No

Will the project directly expand or incubate new entrepreneurs, for example, via a business incubator or accelerator?

Yes

No

Will the project facilitate shared-employee or tenant ownership?

Yes

No

**If "Yes":** Briefly describe how the project will facilitate shared ownership.

Will the project create office or commercial space with rents more than 25 percent higher per square foot than previous facilities?

Yes

No

Will the project create office or commercial space at below-market prices affordable to preexisting small or local businesses, entrepreneurs, or nonprofits?

Yes

No

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

Yes

No

## Affordable and Accessible Housing

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

A rapidly appreciating area that is facing market pressures

An area with highly concentrated poverty

A neighborhood that is not experiencing either rapid appreciation or high levels of poverty

**If response to question 1 in this section is "A rapidly appreciating area that is facing market pressures":** 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)?

50 percent or more

10-49 percent

Less than 10 percent

**If response to question 1 in this section is “An area with highly concentrated poverty”:** What share of the housing units that will be produced or preserved are affordable to residents with incomes at or below 100 percent of the area median income (AMI)?

50 percent or more

10-49 percent

Less than 10 percent

**If response to question 1 in this section is “A neighborhood that is not experiencing either rapid appreciation or high levels of poverty”:** What share of the housing units that will be produced or preserved are affordable to residents with incomes at or below 80 percent of the area median income (AMI)?

50 percent or more

10-49 percent

Less than 10 percent

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

15 percent or more

1-14 percent

None

**If response to this question is “15 percent or more” or “1-14 percent”:** Briefly describe the terms of the affordability restrictions, including income targets and affordability period.

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?

Yes

No

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

Yes

No

**If “Yes”:** Will the project replace the demolished units with an equal or greater number of units affordable at the same level?

Yes

No

**If “Yes”:** Will residents displaced from demolished or rehabilitated units be responsibly relocated and have a right to return?

Yes

No

**If “Yes” to this sub-question:** Briefly describe plans for responsible relocation and guaranteeing a right to return.

Is the project new construction or rehabilitation?

New construction

Rehabilitation

**If “New construction”:** Does the project comply with HUD’s Fair Housing Act Accessibility Guidelines?

Yes

No

**If “Rehabilitation”:** Does the project comply with Section 504 of the 1973 Rehabilitation Act and Title II of the Americans with Disabilities Act?

Yes

No

## Environment and Open Spaces

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

Yes

No

**If “Yes”:** List the applicable project certifications and/or standards.

Will the project be operated as a green and sustainable business, as measured by a nationally or locally recognized standard?

Yes

No

**If “Yes”:** List the applicable certifications and/or standards.

Will the project produce a product or service that preserves, conserves, or restores the environment?

Yes

No

Will the project facilitate site remediation?

Yes

No

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

Yes

No

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

Expand

Reduce

Neither

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

Expand

Reduce

Neither

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

Wildfire

Seismic activity

Flood

Wind

Other

**If any of these options is selected:** Will steps be taken to meaningfully mitigate risks and increase resiliency?

Yes

No

**If "Yes" to this sub-question:** Briefly describe what improvements or features will be included in the project to increase resiliency to future disasters.

## Health, Social Services, and Cultural Amenities

Will the project create space for a health clinic?

Yes

No

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

Yes

No

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

Yes

No

**If “Yes”:** Briefly describe the affordable social service or cultural amenity being provided space or displaced by this project.

## Transportation and Connectivity

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

Yes

No

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

Yes

No

**If “Yes”:** Briefly describe how the project increases transit capacity or provides new modes of transportation.

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?

Yes

No

Will the project increase community access to broadband?

Yes

No