

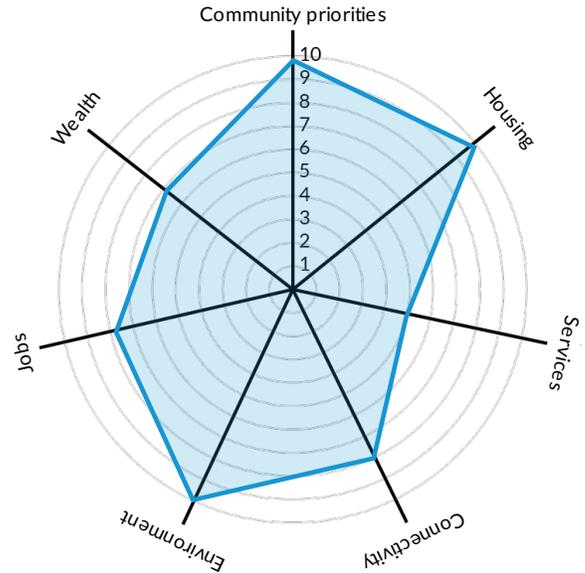
High

83 out of 100

What does your score mean?

Based on your responses, the proposed project receives a “high” score for expected community impact. If the project conforms to responses when executed, it is likely to provide substantial 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 chart above displays the project’s raw score in each community impact area. These scores are listed in order of your ranking, going clockwise to the right of “community priorities.” A project’s overall score is calculated by weighting the raw scores for each impact area according to your ranking. For certain project types, only a few questions are asked for a particular social impact area. These are flagged in the text for the relevant impact areas below. Users should exercise caution when interpreting the score for these sections and refer to any narrative responses provided to complement the numerical score.

Project Information

Project type: Residential
 Project address: 125 Side Street
 Project tract: 68
 Organization or project sponsor name: Clear View Developers
 Name of person completing the tool: George
 Name of other people consulted in filling out the tool:

Estimated project size (\$): \$8,000,000
 Will the project receive federal, state, or local public subsidy, tax credits, or tax incentives? Yes
 Project phase: Exploring the tool on a hypothetical project
 Project neighborhood description:

Date tool completed: 09/23/22

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 recent community plans for the neighborhood?

YOUR RESPONSE

Yes

SHOW YOUR WORK

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 neighborhood?

YOUR RESPONSE

Yes

4. Has the project sponsor taken affirmative steps to engage members of the community who (1) have historically experienced discrimination, (2) face the greatest barriers to accessing economic opportunities, (3) have been disproportionately exposed to environment harms, and/or (4) have been left out of past community engagement activities. More information.

YOUR RESPONSE

Yes

5. Has the project sponsor incorporated insights from community members in project design?

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 community-based organization that represents neighborhood residents, a resident of the neighborhood, or a business owner in the neighborhood?

YOUR RESPONSE

Yes

7. Is a mechanism in place to hold the project sponsor accountable to commitments, such as obligations that come with public funding, a Community Benefits Agreement, or a project-specific community advisory board?

YOUR RESPONSE

Yes

8. Based on the priorities and needs identified through community engagement 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.

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
-

9. Before we continue, is there anything else you would like to say about how you identified community goals and priorities for the community in which your project will go?

YOUR RESPONSE

N/A

2. Affordable and Accessible Housing

Although investment can bring much-needed housing and improvements to a neighborhood, it can also lead to gentrification and displacement. The questions in this impact area assess whether new rental or owner-occupied units that are produced, rehabilitated, or preserved in a neighborhood are affordable to residents with low-incomes and whether the neighborhood's residents will be displaced because of housing demolition or price increases.

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



YOUR RESPONSE

No

2. Is this project producing, rehabilitating, or preserving rental housing or owner-occupied housing or both?

YOUR RESPONSE

Rental

3. The rental units that will be produced, rehabilitated or preserved are in... [More information.](#)

YOUR RESPONSE

A high-cost area or a rapidly appreciating area that is facing market pressures or demographic changes

4. What share of the rental units that will be produced or preserved are affordable to residents with incomes at or below 80 percent of the area median income? [More information.](#)

YOUR RESPONSE

50% or more

5. Will any of the units be affordable to residents with incomes at or below 50 percent of the area median income?

YOUR RESPONSE

Yes

6. Does the project sponsor or developer have a plan and established partnerships with community-based organizations to market units to low-income neighborhood residents?

YOUR RESPONSE

Yes

7. Does the project sponsor commit to renting units to voucher holders if they qualify, and not discriminating based on source of income? [More information.](#)

YOUR RESPONSE

Yes

8. Does the project include permanent supportive rental housing to address the needs of people who are homeless or otherwise unstably housed, experience multiple barriers to housing, or are unable to

maintain housing stability without supportive services? More information.

YOUR RESPONSE

No

9. What share of the rental units include long-term or permanent affordability restrictions? More information.

YOUR RESPONSE

15% or more

10. 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.

11. Will 50 percent or more of the rental units developed be priced at or above 150 percent of current median rents in the neighborhood? More information.

YOUR RESPONSE

No

12. Will common use areas and at least 5 percent of the rental units constructed, rehabilitated or preserved be accessible to people with mobility impairments, using the standards for accessibility included in the Uniform Federal Accessibility Standards or a standard that is equivalent or stricter?

YOUR RESPONSE

Yes

13. Does the project sponsor or developer have a plan and established partnerships with community-based organizations to market accessible units to people with disabilities?

YOUR RESPONSE

No

14. Before we go to the next section, we strongly encourage you to describe any aspects of the project that may advance or impede Affordable and Accessible Housing. 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 things. The questions in this impact area ask whether projects will provide space, a facility, or a service that meets a basic need, provides a necessary social good, or creates a cultural amenity that is currently lacking in the community. Note that there are only two questions in this section, because we can't anticipate the health, social service or cultural amenities that a community has prioritized. Projects can only receive a 0, 5 or 10 (out of 10) in this impact area. Because of limited inputs, users should exercise caution when interpreting the score for this section and refer to any narrative responses provided to complement the numerical score.

1. Will the project provide or expand a space, facility, or service that meets a basic need, provides a necessary social good, or creates a cultural amenity that is currently lacking in the community and has been prioritized as a need by community members? More information.

YOUR RESPONSE

Yes

2. Briefly describe the basic need met, social good provided, or cultural amenity created and how you know that it has been prioritized by community members.

YOUR RESPONSE

3. Will the project displace or reduce existing health services, social services or cultural amenities?

YOUR RESPONSE

Yes

Note: Your response to this question suggests that the project risks harming community residents. **Please consult with community leaders and project stakeholders to determine how to mitigate these risks.**

4. Briefly describe the health services, social services or cultural amenities being displaced or reduced by this project.

YOUR RESPONSE

A community center will be displaced to another, smaller, location.

5. 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 Health, Social Services and Cultural Amenities. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

N/A

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 include or require significant changes to roadways or pedestrian right of ways, including sidewalks, in the neighborhood?

YOUR RESPONSE

No

2. Will future residents of the development have access to affordable and accessible transportation options that help them reach job centers?

YOUR RESPONSE

Yes

3. Briefly describe the affordable and accessible transportation options available.

YOUR RESPONSE

4. Does the project have any parking?

YOUR RESPONSE

No

5. Will the project be built to be part of an existing transit-oriented development plan or advance goals related to connectivity, affordability, and equity included in the jurisdictional or regional transportation plan?

YOUR RESPONSE

Yes

6. Will the project increase community access to broadband?

YOUR RESPONSE

No

7. We wanted to give you an opportunity to describe any aspects of the project that may advance or impede Transportation and Connectivity. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

N/A

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 (1) have a positive or negative environmental impact, (2) remediate sites that were previously dangerous to a community, and (3) expand or improve publicly accessible park or green in the community.

1. Will the project be built to green or energy-efficient national or local standards? More information.

YOUR RESPONSE

Yes

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

YOUR RESPONSE

We will be LEED Silver certified.

3. Will the project directly improve environmental conditions in the neighborhood (for example through site remediation or waste reduction)?

YOUR RESPONSE

No

4. Will the project create significant negative environmental impacts?

YOUR RESPONSE

No

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

YOUR RESPONSEExpand/improve

6. Will the project be located in a site prone to disasters, including any of the following disasters: wildfire, seismic activity, flood, hurricane, drought or other?

YOUR RESPONSENo

7. Will the project take steps aimed at improving community safety, such as greening vacant lots, increasing tree canopy, and improving lighting? More information.

YOUR RESPONSENo

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 Environment and Open Spaces. Please note that responding to this question will not impact your overall score.

YOUR RESPONSEN/A

6. Accessible, High-Quality Jobs

In many communities, a lack of investment has led to a job 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 the new investment.

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

YOUR RESPONSE1-19

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

YOUR RESPONSE

50 or more

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 that includes the neighborhood as defined earlier?

YOUR RESPONSE

30% 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 neighborhood's workforce?

YOUR RESPONSE

Yes

7. Briefly describe how the jobs created align with the skills of the neighborhood's 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 include practices that reduce obstacles for populations facing employment barriers, such as antidiscrimination protections beyond those required by federal and state law?

YOUR RESPONSE



No

10. Will the project offer career ladders or pathways for mobility for entry level and lower-wage employees, such as apprenticeships or on-the-job training opportunities?

YOUR RESPONSE

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 company-sponsored retirement options?

YOUR RESPONSE

Yes

15. 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 Accessible, High-Quality Jobs. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

N/A

7. Community Wealth Building



CAPITAL FOR COMMUNITIES SCORECARD

Clear View Homes

In this impact area, we ask about the extent to which neighborhood residents will benefit from the wealth that is generated by the new 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 ethnic groups?

YOUR RESPONSE

Yes

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

YOUR RESPONSE

No

4. Does the project owner qualify as a small business, defined as having fewer than 10 employees or revenues of less than \$1 million?

YOUR RESPONSE

No

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

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 displacement of commercial real estate currently occupied by neighborhood small or local businesses, entrepreneurs, or nonprofits?

YOUR RESPONSE



CAPITAL FOR COMMUNITIES SCORECARD

Clear View Homes

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 Community Wealth Building. Please note that responding to this question will not impact your overall score.

YOUR RESPONSE

N/A

For more information about the Capital for Communities Scorecard, go to urban.org/C4CScorecard.