

EQUITABLE DEVELOPMENT SCORECARD



A TOOL FOR COMMUNITIES AND PLANNERS
DEVELOPED BY
COLLECTIVE IMPACT LINCOLN

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ABOUT COLLECTIVE IMPACT LINCOLN

Collective Impact Lincoln is a collaborative project aimed to create lasting, meaningful, resident-led investment and positive change in six of Lincoln's core neighborhoods. Through canvassing, community events, and advocacy, we help neighbors examine their communities' natural strengths and identify new ways to improve. Collective Impact Lincoln (CIL) is currently a partnership between Civic Nebraska and Nebraska Appleseed. Our previous partner the South of Downtown Community Development Organization was also a founding member of CIL and a large part of the development of this scorecard. We focus on Belmont, Clinton, Everett, Hartley, Near South, and University Place neighborhoods.

Through our work in our six core neighborhoods, we've heard from thousands of Lincolnites about the scarce availability of adequate and affordable housing. According to our Housing Crisis report, 91% of extremely low-income families spend more than one-third of their income on rent, effectively cost-burdening them by federal Housing and Urban Development standards. Collective Impact Lincoln works with city officials, including members of the City Council, to continue dialogue on affordable housing in Lincoln.

Want to connect? Reach us online at civicnebraska.org/impact or send us a message on Facebook or Instagram @collectiveimpactLNK!



ABOUT THIS SCORECARD

This scorecard has been adopted from a similar scorecard created by Twin Cities, MN community leaders to ensure that the principles and practices of equitable development, environmental justice, and affordability are applied in all communities as they plan for economic development and wealth creation that benefits everyone. That scorecard can be found at thealliancetc.org/our-work/equitable-development-scorecard/.

Collective Impact Lincoln worked to focus this scorecard on housing developments within the city of Lincoln, Nebraska based on community concerns and needs demonstrated through our conversations in our six core neighborhoods. This scorecard is designed to provide a uniform way to evaluate whether a housing development will ultimately benefit our community and address its needs for affordable housing. We hope this scorecard is useful to city staff, developers, and community members to fairly and uniformly assess any given proposed development.

HOW TO USE THE SCORECARD

This scorecard has six different sections: Equitable Decision Making, Affordable Housing, Development Accessibility, Economic Impact, Environmental Impact, and Equitable Land Use. Each section has certain criteria necessary for an equitable housing development. These criteria are scored on a scale from 0-5. After each section is scored, the total is calculated by weighing each section score and summing the weighted scores. More detail about calculating a development's overall score is found at the end of the scorecard, beginning on page 15.

The criteria in each section were carefully selected and crafted to reflect what an ideal, equitable housing development would look like. Ideally, careful consideration and documentation of each criterion could be found in publicly available documents when a development is proposed and considered by city officials. Therefore, each of these criteria should be able to be scored on the basis of publicly available documents alone. If you feel unable to assess any given criterion due to a lack of publicly available information, that criterion should receive a zero. While all information to assess the criteria should ideally be available in public documents, this aspirational goal does not preclude the use of additional information that may come, for example, from conversations with the developer, the community, or city staff.

If you have any questions about how to use or interpret the scorecard, you can contact us online at civicnebraska.org/impact or by sending us a message on Facebook or Instagram @collectiveimpactLNK.

THE SCORECARD

Overview	
Development Name:	
Developer Name:	
Date of Scoring:	
Scored by:	

EQUITABLE DECISION MAKING

Criteria	Narrative	Score (-/5)
<p>Low-income and Lincolnites of color, especially those who rent, have equal authority in the decision-making process, such as community leadership and equitable representation on the project's advisory team/task force/committee.</p>		
<p>Community engagement is a vital part of the planning process and involves local community members within three months of a land and/or property purchase.</p>		
<p>Significant changes to the scope and/or outcomes of the plan or project trigger more community engagement.</p>		
<p>Housing development provides equitable access to communities and neighborhoods not historically accessible to all.</p>		

(CONT.) EQUITABLE DECISION MAKING

Criteria	Narrative	Score (-/5)
<p>Project was initiated by the community to address demonstrated housing needs for low-income and Lincolniters of color, especially those who rent.</p>		
<p>The plan and project are informed by the data-informed needs (including, but not limited to, considerations of unit size, affordability of units, means of transportation, and access to services) of low-income and Lincolniters of color, especially those who rent.</p>		
<p>Developer engages the community to determine how safety is defined by the community, and improvements are made to the land or property that enhance safety based on that input, such as lighting in parking lots and communal spaces, architecture that promotes community safety, security systems, and green spaces that are visible to the streets and living units.</p>		

AFFORDABLE HOUSING

Criteria	Narrative	Score (-/5)
<p>Housing projects ensure that at least 1/3 of units are permanently affordable for either (1) residents earning 60% AMI or lower, or (2) capped at Fair Market Rent for the appropriate bedroom size and accepts Housing Choice Vouchers. Units are affordable if the cost of rent and utilities is capped at no more than 30% of income for residents and are reserved for residents whose income is at least 60% AMI or lower.</p>		
<p>Displacement prevention strategies are in place such as: current residents' right of first refusal on new housing, guaranteeing pre-existing rental rates for tenants in the newly-developed housing, and rents that do not cost-burden existing tenants at the median income level.</p>		
<p>Project does not receive TIF unless at least 1/3 of all units are permanently affordable to families of earning 60% AMI or less.</p>		

DEVELOPMENT ACCESSIBILITY

Criteria	Narrative	Score (-/5)
<p>Developer intentionally conducts outreach targeting, including but not limited to, low-income families, people of color, and immigrant and refugee communities in their marketing efforts seeking residential and business tenants. If applicable, also includes outreach and community education to existing tenants and businesses on right of first refusal and displacement prevention efforts.</p>		
<p>Project does not evaluate prospective tenants' applications based on: felony/conviction status; family size, including children; source of income; dismissed eviction cases; or other classes protected against discrimination.</p>		
<p>Development infrastructure provides safe, community-desired, and convenient access to pedestrian, bicycle, and transit systems.</p>		

(CONT.) DEVELOPMENT ACCESSIBILITY

Criteria	Narrative	Score (-/5)
<p>The development is accessible to all abilities by incorporation of Universal Design and the adherence of ADA requirements.</p>		
<p>The development's location is no more than a 10-15 minute walk to a bike trail or other transit connections to jobs, education, healthcare, cultural resources, and other goods and services.</p>		

ECONOMIC IMPACT

Criteria	Narrative	Score (-/5)
<p>Planning requires meaningful community engagement to establish priorities and criteria for land use and economic development to guide future development and growth.</p>		
<p>Building resources and infrastructure adds to and helps grow with the existing community. Actively addresses and mitigates concerns of gentrification.</p>		
<p>Workers within the project's development and leasing space in the development have living wage jobs with benefits and the right to organize for labor agreements without fear of retaliation.</p>		
<p>Local community is given preference when hiring consultants, contractors, developers, and artists.</p>		
<p>The proposed development promotes diversity of property ownership within the existing neighborhood.</p>		

ADDITIONAL ECONOMIC IMPACT CRITERIA (USE IF MIXED-USE DEVELOPMENT)

Criteria	Narrative	Score (-/5)
<p>New investment opportunities are created to promote local small business development, arts/cultural-based businesses, and entrepreneurial opportunities.</p>		
<p>Businesses are resident-owned, especially by people of color and those who have been historically marginalized. Provides job opportunities for the full employment of a diverse set of skills and is a worker-centered and/or worker-owned business.</p>		
<p>Lease agreements prioritize existing neighborhood residents and businesses as tenants for commercial leases. Displacement prevention strategies are in place such as: current businesses' right of first refusal on new commercial spaces, guaranteeing pre-existing lease rates for businesses in the newly-developed spaces, and lease rates that do not cost burden existing businesses at the median income level.</p>		

ENVIRONMENTAL IMPACT

Criteria	Narrative	Score (-/5)
<p>All new housing is built with energy efficiency to reduce utility bills for the residents.</p>		
<p>The environmental and health impacts of the project on the surrounding location are assessed and mitigated or compensated for through tangible and accessible community benefits.</p>		
<p>The environmental and health impacts of the project's location on residents of the project are assessed and mitigated or compensated for through tangible and accessible community benefits.</p>		
<p>Development Site and project design meets the requirements of the Lincoln Climate Action Plan, including requirements of energy-efficient building materials and standards for clean air, water, and soil.</p>		
<p>Environmental justice pollution cleanup efforts are designed to progress into a community-driven affordable housing development.</p>		

EQUITABLE LAND USE

Criteria	Narrative	Score (-/5)
<p>Parking facilities accommodate bicycle and other non-automobile daily use and storage and do not limit access of pedestrians.</p>		
<p>Development promotes both traffic and pedestrian safety with the immediate presence of enhanced crosswalks and intersections.</p>		
<p>Wayfinding and systems information for pedestrians, bicyclists, and transit users is provided.</p>		
<p>Land use is people-focused and minimizes car-oriented design. Incorporates accessibility and safety of non-car transportation methods.</p>		
<p>Honors the existing architecture, organization, and history of the community. Asset-based community development of new structures.</p>		

(CONT.) EQUITABLE LAND USE

Criteria	Narrative	Score (-/5)
Development increases or maintains density in all areas.		
Community input and consideration of the development's impact on capacity and accessibility of community resources such as businesses, residents, schools, and parks is sought and incorporated into a development's design.		
Land use within the development site or within adjacent neighborhood improves the livability of local neighborhoods, streetscapes, public spaces, and greenspaces.		

FINAL SCORING

Collective Impact Lincoln believes the most important consideration for any housing development, but particularly those that receive public funds, is whether or not the development provides affordable housing to our community. Therefore, we give the Affordable Housing section of the scorecard 50% of a development's overall score. The remaining sections are all given an equal weight of 10% of a development's overall score.

To calculate a development's overall score, we first determine each section's score by dividing the number of points gained in that section by the number of points possible in that section. This will express the percent of total possible points a development gained in each section. Because there are additional criteria for Mixed-Use Developments in the Economic Impact section, the points possible for that section will depend on whether the project will have mixed uses or is solely a housing development. Next, we determine the weighted score of each section. We do this by multiplying the section score by that section's multiplier. Finally, we determine the overall score by adding the scores of each section.

For example, if a development scored 21 points out of 35 possible points in the Equitable Decision Making section of the scorecard, the section score would be 21 divided by 35, or 60%. To determine that section's weighted value, we would multiply 60 by 0.1, which equals 6. This process is repeated for each section, and the weighted value of each section is added to determine the overall score.

The tables below can be used to calculate a development's overall score.

SCORING: PART 1

Section	Points Gained	Points Possible	Section Score (Points Gained divided by Points Possible)
Equitable Decision Making		35	
Affordable Housing		15	
Development Accessibility		25	
Economic Impact		Non-Mixed Use: 25 Mixed Use: 40	
Environmental Impact		25	
Equitable Land Use		40	

SCORING: PART 2

Section	Percentage of Overall Score	Section Score	Multiplier	Weighted Score = Section Score x Multiplier
Equitable Decision Making	10%		x 0.1	
Affordable Housing	50%		x 0.5	
Development Accessibility	10%		x 0.1	
Economic Impact	10%		x 0.1	
Environmental Impact	10%		x 0.1	
Equitable Land Use	10%		x 0.1	

Sum of Weighted Scores	
Final Score (Multiply Sum of Weighted Scores by 100)	

MAKING SENSE OF THE OVERALL SCORE

The overall score of a development is expressed as a score out of a possible 100. While this scoring scale is largely familiar, understanding it in this context may not be entirely intuitive. The scorecard's individual criteria are scored on a scale from 0-5, with a zero representing the lowest score possible and a five representing the highest score possible. Assuming every criterion in the scorecard was given a score of 4, a development's overall score would be 80/100. However, a 4 represents an almost perfect score on any given criterion. For this reason, Collective Impact Lincoln has adopted the following scale to assist in our understanding of a development's overall score:

0-19	F
20-39	D
40-59	C
60-79	B
80-100	A

This scorecard is intentionally ambitious. We believe that as a community we should have vigorous, detailed conversations about a housing development's various impacts on our community before public support and funds are invested in the development. This scorecard is built to reflect this ideal.

ADDITIONAL NOTES

ABOUT THIS DEVELOPMENT

Use this space to share your thoughts about the development and its score.

GLOSSARY

Affordable

*According to the U.S. Department of Housing and Urban Development (HUD), housing is affordable if a person spends no more than 30% of their gross income on housing costs, including utilities. If a person spends more than 30% of their gross income on housing costs, they are considered housing cost-burdened. When developing affordable housing, income benchmarks are often based on percentages of the **Area Median Income (AMI)**. For example, housing may be designed to be affordable by charging no more than 30% of a family's gross income who earns 60% of the area median income. Housing that is intentionally designed to be affordable limits the cost of rent or mortgage payments to ensure it does not exceed 30% of residents' gross income, regardless of the market rate for similar housing.*

Asset-Based Community Development (ABCD)

Asset-Based Community Development is an approach to community development that was coined by researchers Jody Kretzmann and John L. McKnight in 1996. ABCD honors individual and community gifts and skills as assets, recognizing them as the foundation for building strong and sustainable communities. In centering the expertise that comes from lived experience, ABCD celebrates neighbors as the best experts on their neighborhood. Rather than assuming communities need to be fixed by outsiders, ABCD shows us that our neighbors have the expertise to lead change themselves.

Equitable

In the context of development, we define equitable as the practice of providing affordable and quality housing to residents most impacted by disparate outcomes.

Livability

We define neighborhood livability by the inclusion of affordable and quality housing, proximity to accessible transportation and goods such as grocery stores, public institutions, green spaces, etc.

(CONT.) GLOSSARY

Tax Increment Financing (TIF)

Tax Increment Financing is a mechanism of city-level public funding. Very generally, TIF provides funding to developers by freezing the amount of yearly property taxes owed on the development site for a period of up to 25 years. First, a city must designate certain areas within it as “blighted and substandard.” After that, developments within those areas may qualify for TIF funding if the city finds that the development would not happen without public funding.