



**CITY OF SAINT PAUL**  
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**MEMO:**  
Amending the West Side Community Plan  
to add the WSCO Equitable Development Scorecard as an Appendix

**To:** Saint Paul Planning Commission  
**From:** Comprehensive and Neighborhood Planning Committee  
**Date:** January 24, 2020

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**Summary**

Over the last two years, the West Side Community Organization (“WSCO”) developed an Equitable Development Scorecard (“scorecard”) to use in evaluating development proposals in District 3. The resulting score can be used by WSCO in formation of its recommendation to the City when it reviews zoning applications for development proposals in District 3.

The Planning Commission held a public hearing on the matter on December 6, 2019. One representative from WSCO spoke in support of the amendment. Four emails were received by end of the public hearing record on December 9, two in support and two in opposition to the amendment. On December 18, 2019 the Comprehensive and Neighborhood Planning Committee reviewed the public comment and recommended the amendment be sent to the full Planning Commission unmodified for review and a vote of recommendation to the City Council.

**Contents**

The scorecard is adapted from the Equitable Development Principles & Scorecard developed by the Alliance for Metro Stability and various neighborhood organizations in 2016, adapted by WSCO for the District 3 community.

After introductory comments on community values and the history of the West Side, the body of the scorecard begins with instructions on its usage and a page for basic project information (including whether the project benefits from public investments). Five categories follow – Community Engagement, Equitable Housing, Environment, Economic Development/Land Use, and Transportation. Within each category is a list of WSCO policy goals, the fulfillment of which are rated from 1 to 5. WSCO’s policy goals include statements such as “Promotes traffic calming and pedestrian safety. The project prioritizes the routes and paths that pedestrians and bicyclists naturally and easily use” and “Developers have completed a culture and history tour of West Side with a West Side Community Organization member.”

Points from each policy goal are summed per category and then totaled and divided against the maximum points possible to produce a final percentage score.

The scorecard closes with a glossary of terms, a bibliography, a list of resources, and a template for a Community Benefits Agreement intended to ensure the proper treatment of employees of developer subcontractors.

### **Linking Language, Process, and Authority**

Through the following language in the West Side Community Plan, the City will recognize the scorecard as WSCO's tool for commenting on development proposals seeking City zoning approvals. The following language has been approved by Planning staff and WSCO:

*“Appendix A to this Plan is the West Side Community Organization's (WSCO) “Equitable Development Scorecard” which can be submitted to the City by WSCO as its evaluation of development proposals within District 3. The Scorecard's criteria assess the extent to which WSCO finds that principles and practices of local community empowerment, fair and just project operations, environmental justice, and housing affordability are demonstrated by a development proposal. WSCO uses the resultant score to inform its recommendations to the City regarding the development proposal.”*

The scorecard and its score exist as advisory comments which form WSCO's recommendation to the City. WSCO is free to include any material, including the completed scorecard, when making its recommendation to the City regarding the impact of a development project in District 3. The scorecard and its score are not to be substituted for the findings the City must make when considering zoning applications.

### **Planning Commission Public Comment**

The Comprehensive and Neighborhood Planning Committee has reviewed the public comment submitted to the Planning Commission and recommended to the Planning Commission that no change be made to the Scorecard. Below is a summary and analysis of the public comment.

- A. **In support:** WSCO executive director Monica Bravo answered Planning Commissioner questions regarding the formation of the scorecard. Ms. Bravo reported that five developers had been consulted during the formation of the scorecard to ensure a fair and reasonable scoring. Ms. Bravo said that WSCO had not considered applying this scorecard to individual single-family home properties and projects. Ms. Bravo reiterated the scorecard's emphasis on the vitality of the “cultural landscape” rather than “neighborhood character”.

Additionally, letters of support were emailed to Michael Wade, City Planner, by Monica Marrocco with names and addresses of other supporters, and by the Alliance for Metropolitan Stability. The letters reflect on the community input process that went into the formation of the scorecard.

- B. **In opposition:** Craig David, resident of District 3, sent two emails to the Planning Commission. The first email included a letter of Mr. David's thoughts and a news article on the controversial results of gentrification. The second email, sent December 8, included a rewritten version of Mr. David's previous letter and included a list of supporters who had lent their names and addresses. The second letter will be discussed as a refined version of the first.

The letter confirmed support for “a majority of the scorecard”, but made seven additional requests, discussed below:

- i. **Include the “principles of equitable development” from the original scorecard produced by Alliance for Metropolitan Stability.** These principles include “equitable community engagement”, “equitable land use”, “equitable transportation”, “equitable economic development”, and “equitable housing”, which are also the categories of WSCO’s scorecard, displaying direct inclusion. The Alliance’s scorecard includes a one-to two-sentence definition of each. These definitions appear to be in harmony with WSCO’s scorecard and may contribute to clarification, though this purpose was not elucidated in Mr. David’s letter.
- ii. **Reconsider verbiage in the scorecard’s “Anti-Displacement and Anti-Gentrification” section.** Mr. David’s main point is that investment in the West Side is desired by many West Side residents, and he feels the scorecard goes too far in dissuading investment. He writes, “[W]e would like the SCORECARD to also embrace redevelopment and revitalization that benefits and improves the community.”

This section of WSCO’s scorecard outlines phases of gentrification: A) disinvestment; B) drop in property values; C) displacement resulting from a rise in property values due to re-investment; and D) a rise in property values to a price that excludes lower-income residents from moving into the area. It is followed by statements supporting investment without displacement. While the scorecard authors could consider adding mention of re-investment as an independent phase before the C) displacement phase in clearer recognition of the possibility of investment without displacement, the scorecard neither bans redevelopment nor ignores the possibility of investment without displacement.

- iii. **Tailor the scorecard to allow redevelopment that will raise home values on the West Side.** Mr. David states, “We feel that a total Anti-Gentrification stance may threaten home equity. The SCORECARD must ask questions that guide the sort of investment the community needs and desires, through ventures that protect and enhance our current equity.” Mr. David brings up private home values (“capital assets”) as an object which is in the community’s interest to protect and raise, and the enhancement of which could be impeded by the scorecard. Mr. David brings up the historical lag in housing value growth on the West Side as context for this concern.

The scorecard states: “[The scorecard] is used to make sure that the principles and practices of fair and just development, environmental justice, and affordability are applied to our community and that plans for economic development and wealth creation benefit all West Siders.” While investment in one’s privately-owned house and property is a major financial decision that is linked to neighborhood context, this scorecard’s explicit task is agnostic to the return on investment on individual homes, concerning itself instead with housing affordability across the district. Regarding the argument put forth about a historical lack of investment or lag in housing values in the area, these are due to independent to market forces. In the scorecard’s use so far, it has not proven a deterrent against development projects as much as a community statement and negotiating document. Mr. David and supporters’ desire to see the scope of the scorecard expanded is between them and WSCO.

Regarding the City's position in the 2030 *City of Saint Paul Comprehensive Plan* and the proposed *Saint Paul For All 2040 Comprehensive Plan*, both plans are replete with policies that promote housing affordability, expand diverse housing options, and encourage access to homeownership, and no policies mention increasing private home equity. Concerning social equity, the *Saint Paul For All 2040 Comprehensive Plan* states: "How we grow, develop and invest over the next 20 years must be done in a way that reduces racial disparities in jobs, housing cost burden, education and homeownership." The City is considering this scorecard based on it and WSCO's shared interest in addressing (social/racial) equity and reducing disparities.

- iv. **"Better address the repurpose of existing commercial stock and development of new commercial corridors, thus helping to create community equity and vibrancy."** In this section, Mr. David laments a lack of investment in existing commercial buildings and corridors and states the scorecard should address these issues. The connection between repurposing of existing commercial stock and social equity is not explained. While repurposed buildings may contribute to reinvestment in disinvested communities, Mr. David does not lay out in what way the scorecard might address this reality when applied to a specific project brought to WSCO for evaluation.
- v. **"Add questions that support investments, ... protect and enhance ... current equity and build a vibrant community."** Mr. David's statement appears to regard this document as a proactive document that is intended to promote development in the West Side, rather than an analytical policy tool that is applied to a development proposal by WSCO once interest is shown. A distinction should be made between the intent of this evaluative scorecard and that of a proactive economic development strategy involving activities that "bring outside interest in financing quality projects".
- vi. **"Speak to building visionary, well-designed buildings with quality materials."** In this section, Mr. David asserts that architectural quality is an issue of equitable community development. His argument considers the quality of a *place* as a public matter, and that the scorecard "must add questions that grade the life span of the project, the quality of the materials, and especially the vision in use and community interface that the project will represent." The implication is that low-income communities receive poorer-quality *places*, and that this constitutes an injustice.

Currently, the scorecard considers aesthetics only under the heading "Economic Development/Land Use", *line (h)*: "Design contributes to distinct identities of local cultural heritage through the presence, preservation, or addition of architectural assets with Universal Design." This line focuses on a community culture or identity which, while still conceptually broad, offers support for WSCO and neighbors to more specifically discern whether proposed architectural/designs are rooted in cultural or design precedent. However, with a maximum point value of five out of a possible 205 total points, aesthetic design is given low importance by the scorecard.

One equity-related perspective on this argument is the academic discussion of "aesthetic justice". The aesthetic justice argument states that the public should have a say in the formation of their built environment. This assertion is based on the premises that A) the

public is affected psychologically and emotionally by both publicly- and privately-owned and developed structures, and B) those with less means are less able to remove themselves from aesthetically unpleasant areas. Aesthetic justice includes *how* aesthetic decisions are made (whether everyone in an affected local community have influence over projects affecting the built environment) and *what* the resulting aesthetic environment is. The scorecard addresses this topic obliquely in the above *line (h)* from the perspective of local culture and community identity.

Regarding the importance of aesthetic design in City policy: The subject of *place* looms large in urban planning spheres. Public art is a popular method of thoughtfully incorporating distinctive, humanizing physical features into the public realm and publicly-financed development projects. (The City’s public art ordinance dedicates 1% of many sources of City funding for capital projects to incorporate a public art component.) The design of privately-funded architecture, however, outside of Historic Districts, is regulated under Sec. 63.110 of the Zoning Code’s Building Design Standards, as well as with additional design standards in certain zoning districts (such as T Traditional Neighborhood and IT Transitional Industrial districts) and in these sections, regulated only very generally.

The Land Use chapter of Saint Paul’s current (2030) Comprehensive Plan does highlight aesthetics in “Strategy 3: Promote Aesthetics and Development Standards”. Summarizing this strategy, the Plan reads:

*As Saint Paul continues to revitalize itself and to grow, it must be an attractive place to live, work, and visit. This strategy provides a framework for design and aesthetics that will engage people and help integrate the built environment into the community. (p. LU6)*

This strategy rests largely on implementing pedestrian-scale design standards which include simplified elements such as land use diversity, shorter block length, buildings anchoring the corners of their block, front yard landscaping, building façade continuity and articulation, height, materials and detailing, parking placement, lighting, and street trees, and others. These standards are applied to Traditional Neighborhood zoning districts. The current Comprehensive Plan, however, does not address aesthetics from a social equity perspective.

While a discussion of aesthetic justice deserves further inquiry, because WSCO, as the officially-designated District Council representing District 3, has not identified this a potential cause of displacement or disproportionately negative impact on vulnerable stakeholders, and because the author of the letter has not presented a case describing how encouraging “visionary, well-designed buildings” would help avoid displacement or disproportionately negative impact on vulnerable stakeholders, staff finds that aesthetic justice is not a direct social equity concern for District 3, and that incorporating the scorecard into the West Side Community Plan without additional consideration of aesthetic justice is not at odds with the City’s Comprehensive Plan.

- vii. **Add an additional scoring category regarding perception of the development.** This category, called “tacit”, consists of some highly subjective statements that affect the

perceptual environment created by the evaluated development proposal, as well as some more direct but individual questions such as “do you want this built across the street from your home?”

While very directly assessing the sentiment of respondents, the lines in this category act as a survey of opinion rather than a scorecard concerning issues of social equity. Staff considers this category ineffective as a tool to measure the social equity impact of a development and therefore inappropriate to include in this Equitable Development Scorecard and the West Side Community Plan.

### **Committee Recommendation**

The Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission forward the amendment to the City Council with a recommendation of adoption.

### **ATTACHMENTS**

1. Planning Commission Resolution
2. Equitable Development Scorecard
3. West Side Community Plan pages 1-4
4. WSCO Draft Equitable Development Scorecard Usage Guidelines (not part of scorecard)
5. WSCO Draft Scorecard Committee Nomination Form (not part of scorecard)

city of saint paul  
planning commission resolution  
file number \_\_\_\_\_  
date \_\_\_\_\_

**Amending the West Side Community Plan  
to add the WSCO Equitable Development Scorecard as an Appendix**

WHEREAS the West Side Community Plan was created in 2013 by the West Side Community Organization through a community-based process; and

WHEREAS the WSCO Equitable Development Scorecard ("Scorecard") was developed by the West Side Community Organization to evaluate the community impact of potential land use decisions and private development activity, to encourage community engagement and inform stakeholders on development proposals in District 3, and to discourage activity that will result in displacement of residents or cause disproportionately negative impacts on vulnerable populations; and

WHEREAS the Scorecard describes practices in the categories of community engagement, equitable housing, environment, economic development/land use, and transportation which are evaluated by members of the West Side Community Organization for a selected development action and result in an overall equitable development score; and

WHEREAS the resulting score of the Equitable Development Scorecard will be used by the West Side Community Organization to inform their engagement in public processes; and

WHEREAS the Saint Paul Planning Commission held a public hearing on the proposed addition of the Scorecard to the West Side Community Plan on December 6, 2019; and

WHEREAS the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission reviewed public testimony and staff comments; and

WHEREAS the Saint Paul Planning Commission is authorized under Minnesota

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the Saint Paul Comprehensive Plan; and

WHEREAS the Saint Paul Planning Commission finds the Equitable Development Scorecard to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission recommends that the City Council adopt the Equitable Development Scorecard as an appendix to the West Side Community Plan and insert the recommended linking text into the same Plan.



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# EQUITABLE DEVELOPMENT SCORECARD

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WEST SIDE  
community organization



# INTRODUCTION

The Equitable Development Scorecard is a tool that will answer the question, **“Who benefits from any new development coming to the West Side?”**.

This community document ensures that the voices of the residents are centered in decision making processes, while also building community power\*. It is used to make sure that the principles and practices of fair and just development, environmental justice, and affordability are applied to our community and that plans for economic development and wealth creation benefit all West Siders.

The West Side has a deep history of sheltering, housing, and being a community for immigrants from around the world. It has been a place where people are able to start fresh and prosper. The West Side community has built on this legacy by leveraging the mosaic of current economic opportunities to benefit our residents. The West Side Community Organization achieves this through support of economic development and land use projects that build wealth and resiliency in our community, diversify and strengthen the local economy, respect our heritage and culture, and revitalize the natural environment.

West Siders frequently have had little say on development moving into the West Side. As a result, community members have been displaced and development did not benefit the community that built the vibrancy, beauty, and history of the West Side. Our hope is that the community's voice is centered in guiding, planning, and shaping economic development through this scorecard. We seek to ensure the traumas of the past are not repeated, and healing practices take place. We dream and envision a West Side community where all residents can experience a healthy, sustainable environment that honors the intersections of social, economic, racial, and environmental justice.

This scorecard can be used in many ways by West Side community members, from scoring a proposed housing development to engaging with all stakeholders (residents, businesses and developers) and creating a community benefits agreement.\* Our intention is that it is always held and powered by community members first.

This scorecard was adapted from the Equitable Development Principles & Scorecard created by community organizations throughout the Twin Cities.

*Note: Words and phrases with an \* are defined in the Glossary.*



# HISTORY

The West Side is the only St. Paul neighborhood south of the Mississippi River. It has three distinct topographies: the bluffs, the terrace, and the flats. The West Side's identity pre-dates the City of St. Paul. When early merchant ships brought goods north to trade with the first peoples on this land, the Dakota, traders were often told to unload their vessels on the west side of their ships for trading. This area would become Dakota County, and St. Paul, in Ramsey County, was established across the river. However, through a settlement over tax trade crossing the bridge into Ramsey County, the City of St. Paul acquired the land from Dakota County, and this area was officially called the "West Side" of St. Paul within Ramsey County.

The West Side was originally inhabited by the Dakota peoples, who lived in the area with its diverse natural resources. They were forcibly displaced from the land throughout what is now St. Paul, including the West Side, by northern Europeans in the mid-1800s. French Canadians and New Englanders were the first non-indigenous residents of the Flats, followed by Irish and Germans. Due to political events in Russia, Russian Jews immigrated to the West Side Flats and by 1915, more than 70% of the Flats residents were Jewish. In the twentieth century, non-Jews such as Christian Syrians and Mexican Americans arrived to the Flats in significant numbers.

The Mississippi flooded every spring, directly affecting the Flats and its residents. In 1952, the flood was severe enough to show the vulnerability of frame houses\* on a floodplain. In 1956, the city's Port Authority announced the creation of Riverview Industrial Park, which would consume the land of the Flats. As a result of this decision, life for those living on the Flats changed quickly and significantly. In 1961, the city began buying the houses, only to tear them down in 1962. By the end of 1963, all the residents had been displaced from the Flats. In 1964, a flood wall was built. While the flood wall was necessary to protect the Flats, it was built solely to benefit industries rather than restore the families to their homes. The life of the industrial park was short-lived, yet left behind toxic sites that have affected generations.

Today, the West Side continues to be racially, ethnically and economically diverse. According to the Minnesota Compass report, "Planning District 3: West Side Neighborhood" (2018), 55% of West Side residents are people of color. The Metropolitan Council reports 75% of the West Side is an "Area of Concentrated Poverty" which means 40% of the residents have incomes at or below 185% of the federal poverty threshold. The West Side continues the legacy of being a historic immigrant community even today, with one in five residents born outside the United States and over a third (34%) speaking a language other than English at home (ACS 2012-2016). Given these statistics, it is easy to recognize the West Side's vulnerability to those interested in its rich natural resources. We strive to honor the original people of this land by creating a unified vision that protects our environment for future generations. Dakota people would say, '**Mitákuye Oyásin'. We are all related.**

# ANTI-DISPLACEMENT AND ANTI-GENTRIFICATION

The core question asked in the West Side Equitable Development Scorecard is “**Who decides and who benefits?**” When new developments and investment come into our community, especially ones that seem to benefit our neighborhood, but we don’t address the social and economic impacts of these developments, we risk losing our neighbors and neighborhoods to gentrification. What does that mean? Some key principles of gentrification are:

**Disinvestment:** Failed support, whether intentional or unintentional, of neighborhoods through little to no funds and development opportunities, as well as practices of extraction. It also looks like development of industries that poison the earth, air, and water. We realize that displacement is a result of rising rents and stagnant wages. Gentrification happens if we don’t protect workers and regulate rising housing costs.

**Property Values:** Lack of institutional support, neighborhoods may be considered “rundown”, “unsafe”, or “undesirable” so property values in these neighborhoods are lower than other neighborhoods, which in turn makes communities profitable to developers.

**Displacement:** Developers, banks, and governments start to re-invest in disinvested neighborhoods, and higher income households move in. The current, lower income residents can no longer afford housing and/or lose businesses and cultural resources.

**Disparate impact:** New, lower income community members can no longer afford to move into these neighborhoods; this can be known as exclusionary displacement.

Investment without displacement, and work of anti-displacement is investing and protecting family wage jobs, affordable, safe, and dignified housing with access to resources that fulfill our basic needs.

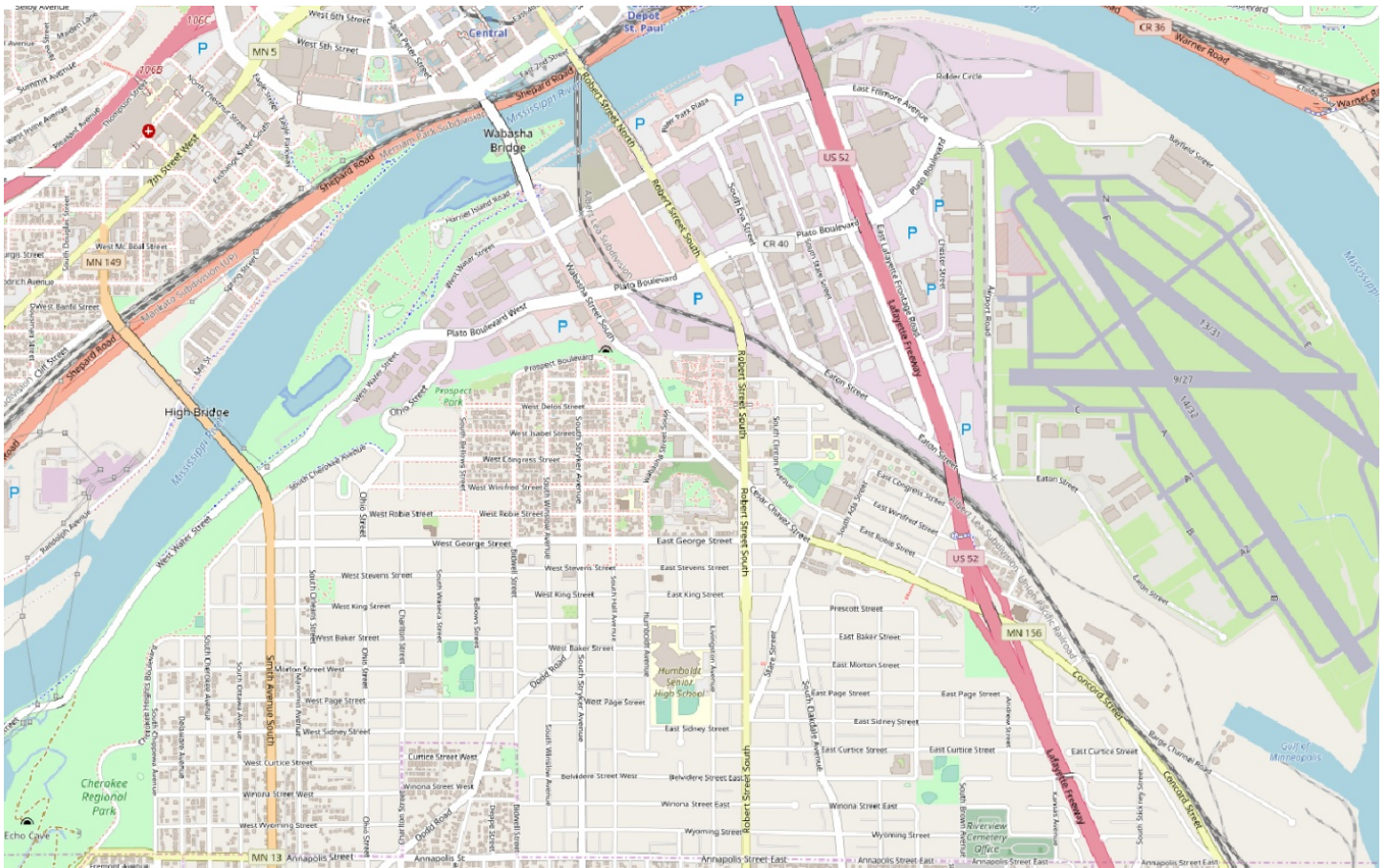
Gentrification centers short term profit over the health and well-being of low income communities and communities of color. It also places short term profit over the well-being of our land, water and air. Gentrification also commodifies housing, community, and culture.

Our communities deserve investment without displacement, investment that allows for our neighborhoods to flourish while preserving our neighbors, and expanding our neighborhood where people call home.



# MAP

## Map of the West Side of Saint Paul



# INSTRUCTIONS

## Using the Scorecard

**Step #1:** Fill out the Project information on the next page. Then turn to page 6.

**Step #2:** Customize each Equitable Development Principle's scoring criteria according to your community's priorities. Not all criteria may apply to your community or project. You should tailor this Scorecard to be relevant to your specific purpose(s) and area. Feel free to take notes in the empty space and add, change, or put NA (not applicable) for items in the scale that do not apply to your community or project.

**Step #3:** Use the "Glossary" section to clear up any questions of content or definition. The "Bibliography" and "Other Resources" sections contain links to supporting documents.

**Step #4:** Hold conversations with your group around each criterion, and give each one a score.

**Step #5:** Add up all of the scores below for the Final Score, and you have completed the Scorecard.

## Scoring

1. Write the score from each applicable section used below, along with the maximum possible score for the section. (Points Earned/Max Possible)

**Equitable Community Engagement Practices Score** \_\_\_\_ / 40

**Equitable Housing Practices Score** \_\_\_\_ / 35

**Equitable Environmental Practices Score** \_\_\_\_ / 50

**Equitable Economic Development and Land Use Practices Score** \_\_\_\_ / 40

**Equitable Transportation Practices Score** \_\_\_\_ / 40

2. Add up all of the above scores to get a Total.

\_\_\_\_ / \_\_\_\_ Total (Points Earned/Max Possible from applicable sections)

3. Turn the Total into a Final Score.

Divide the total Points Earned by the Max Possible

**Write the Final Score here:** \_\_\_\_\_%

# PROJECT

**Project/Plan Name:**

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**Location of Project/Plan:**

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**Is the project part of a bigger land use plan?** (circle) Y / N

If yes, please attach plan.

**Public Investments(s):**

- ☐ Public Subsidy Funding amount and source
- ☐ Tax abatement amount and source
- ☐ Public land sale and amount
- ☐ Zoning changes/variances
- ☐ Infrastructure improvements (sewer/water, street, sidewalk, etc.)
- ☐ Other: \_\_\_\_\_

**Developer:**

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**Developer Contact Info:**

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**Public Agency:**

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**Public Agency Contact Info:**

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**Other Stakeholders:**

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**Description of the Project:**

**Community Profile** (demographics—please attach additional information to the Scorecard)

Equitable community engagement occurs when community members most affected are involved in the development process. On the West Side these communities may include low wealth people, people of color, indigenous people, people living with disabilities, families, senior citizens, and new immigrants. Additionally, it is important that neighborhood groups and community organizations are engaged in development projects. Impacts of effective community engagement may include community healing, reclaiming a healthy identity, reconnection with culture and spirituality, building relationships, and embracing individual and collective power.

# COMMUNITY ENGAGEMENT

\_\_\_\_ / 40 Add up scores below for Community Engagement

**SCORE** Give each score on a scale of 1 (low) to 5 (high)

____ / 5	a. Project was started by the community, or developers and planners partnered with the community to develop their community engagement plan BEFORE the project starts.
____ / 5	b. Developers involve community members within the first 30 days of the planning process. Engagement during pre-planning process scores additional points.
____ / 5	c. Developers have completed a culture and history tour of the West Side with a West Side Community Organization member.
____ / 5	d. Throughout the project, or when significant changes occur, developers and planners engage with community members and respond to community priorities.
____ / 5	e. The community's vision for a project is created or approved by a group of residents that reflect the current populations of the West Side.
____ / 5	f. Development connects to, highlights, and respects community characteristics, local history, points of interest, and key features.
____ / 5	g. Development promotes qualities of a vibrant community - social connections, education, health, arts and culture, and safety.
____ / 5	h. The plan and project include the community's goals, priorities, and criteria for growth and reinvestment. Resource: West Side Community Organization Ten-year plan.



We want to ensure that all development makes affordable housing\* a priority. Equitable housing practices are important because when individuals and families have affordable, quality, and stable housing, they can make important choices about healthy food, health care, child care, education and other economic decisions without having to sacrifice other needs that impact livability.

# EQUITABLE HOUSING

\_\_\_ / 35 Add up scores below for Equitable Housing Practices

**SCORE** Give each score on a scale of 1 (low) to 5 (high)

___ / 5	a. Project offers rental housing options appropriate to development site (commercial or residential), incorporating options for mixed income housing.
___ / 5	b. Development supports mixed income housing. This includes proposed projects on the West Side outside of the original plan area. Resource: West Side Master Flats Plan
___ / 5	c. Project increases the number of affordable units to people at 30% of Area Median Income.*
___ / 5	d. Project and project materials matches the cultural landscape* of the neighborhood.
___ / 5	e. At least 20% of the project's units are affordable to current West Side households at or below 50% Area Median Income.
___ / 5	f. Project supports a range of household types or life stages that are dignified, safe, and designed with durable materials.
___ / 5	g. Developer Lease Agreement defines provisions for rent increases that assure the designated affordable housing units are maintained for at least 15 years (i.e residents who are at or below 50% of the area median income are not charged more than 30% of their income)

A key feature in our neighborhood is the Mississippi River. It creates a clear boundary, invites business, and offers recreation and opportunities to enjoy the outdoors. Development should be made with the existing community and the environment in mind. We are working towards a West Side where development and environmental justice go hand in hand, so all of our residents benefit from a healthy and sustainable environment.

# ENVIRONMENT

\_\_\_ / 50 Add up scores below for Environment

**SCORE** Give each score on a scale of 1 (low) to 5 (high)

___ / 5	a. Development plans include cleaning or repairing any negative environmental impacts* caused by development. Impacts include, but are not limited to, pollution of air, water, or soil; waste removal; replanting exposed soil to prevent erosion.
___ / 5	b. Development preserves public access to the river for all residents and no trail use will be restricted. Development does not disturb natural beauty of the riverfront or wetlands. Resource: West Side Flats Master Plan
___ / 5	c. Development promotes or maintains access to green spaces across the West Side. Any green space disturbed by development is replaced or restored.
___ / 5	d. Project's designed environment uses native plants and grasses, while removing and/or discouraging invasive plant species. It uses plants that are friendly to bees and butterflies, captures rainwater and prevents soil erosion.
___ / 5	e. In addition to using environmentally-friendly and energy-efficient materials, both new buildings and buildings identified for renovation use Minnesota's Sustainable Building 2030 Standards to measure and track energy and water consumption, as well as greenhouse gas emissions, and to exceed those standards for comparable buildings. Resource: Minnesota Sustainable Building 2030 Standards
___ / 5	f. Development goal is zero waste production. Recycling and composting options will be mandatory.
___ / 5	g. Project is designed to make walking, biking, and the use of public transit simple, safe, and connected to the neighborhood. Resource: Complete Streets Design*

# ENVIRONMENT CONTINUED

___ / 5	h. Management of property uses environmentally friendly practices and maintenance.
___ / 5	i. Design includes environmentally-responsible, resource-efficient materials and processes throughout the project's life span.
___ / 5	j. Project creates opportunities for green industry* to thrive on the West Side.



Economic development opportunities and land use on the West Side should reflect residents and small business of the West Side as a priority. Equitable economic development and land use positively impact livability on the West Side. Projects should create and provide job opportunities that drive long-term wealth opportunities for individual residents and the community. Upward mobility\* for the low-income residents and residents of color in the West Side is essential for economic justice\*.

ECONOMIC  
DEVELOPMENT/  
LAND USE

\_\_\_ / 40 Add up scores below for Economic Development and Land Use Practices

**SCORE** Give each score on a scale of 1 (low) to 5 (high)

___ / 5	a. New capital and investment opportunities are created to promote local small business development, arts/cultural-based businesses, and entrepreneurial opportunities, especially for women and people of color. These opportunities include affordable rental spaces for new businesses and skill-building for residents interested in starting their own business.
___ / 5	b. A diverse array of businesses owned by people of color are created and provide job opportunities for full-time employment of diverse skill sets.
___ / 5	c. Lease agreements give priority to neighborhood business opportunities.
___ / 5	d. Developers use workforce/education programs, such as HUD Section 3*, to connect residents to jobs and long-term employment and offers West Side residents first chance at these opportunities.
___ / 5	e. Developers give local community preference when hiring consultants, contractors, sub-contractors and developers.
___ / 5	f. Public funding decisions reward applicants who ensure that workers have living wage* jobs with benefits and the right to organize for labor agreements without fear of retaliation. Contractors must agree to sign the Sub-contractor Certification (see Exhibit A).
___ / 5	g. Project will ensure that there is a community-supported plan to maintain neighborhood affordability and avoid cultural and physical displacement.
___ / 5	h. Design contributes to distinct identities of local cultural heritage* through the presence, preservation, or addition of architectural assets with a Universal Design*.

Equitable transportation practices require walkable, livable, and affordable land use practices to ensure healthy living for the low-income residents and residents of color in the West Side. With its unique land patterns, traveling through the West Side can be a challenge, regardless of transportation method. Connections to other parts of the city and access to regional transportation systems is limited due to the neighborhood’s physical location and the overall transit infrastructure. Priority must be given to creating a more connected West Side.

# TRANSPORTATION

\_\_\_\_ / 40 Add up scores below for Transportation

**SCORE** Give each score on a scale of 1 (low) to 5 (high)

____ / 5	a. Project increases connections to all modes of public transit and makes walking, biking, and public transit an easy choice.
____ / 5	b. Project improves the public transportation infrastructure. Development includes transit benefits such as shade trees and other shade options, trash cans, places to sit, appropriate lighting, etc.
____ / 5	c. Project promotes traffic calming and pedestrian safety. Project prioritizes the routes and paths that pedestrians and bicyclists naturally and easily use.
____ / 5	d. Development is recommended to be within a quarter mile of transit lines, promoting multi-modal access to green and other community spaces.
____ / 5	e. Parking accommodates bicycle use and storage, and does not limit access or passage to pedestrians and people with disabilities. Project encourages people to walk, bike, and/or use public transit.
____ / 5	f. Presence of GPS, other wayfinding systems, and mapping information for pedestrians, bicyclists, and transit users is provided. Transit information must be available in the predominant languages used on the West Side, with multi-language signage.
____ / 5	g. Developers commit to long term maintenance of transit stops and corners, such as snow clearance, tree trimming, clearing access to transit for people with disabilities.
____ / 5	h. Attractive, comfortable, accessible transit facilities are available or provided.

# GLOSSARY

**Affordability:** When a household can pay for something without having to sacrifice other basic needs. Housing is affordable, for example, when it requires no more than 30% of a family's monthly income.

**Area Median Income (AMI):** The median income for a specific area, which means that half of the people there earn above that, and half earn below. Income categories included: Extremely low income = 30% AMI; Very-low income = 50% AMI; Low-income = 60% AMI; and moderate income = 80% AMI

**Complete Streets:** Transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

**Community Benefits Agreement:** Contract signed by community groups, government and developer that requires the developer to provide specific amenities and/or mitigations to the local community or neighborhood.

**Community Power:** True decision making power is given to communities that live, work, or have cultural connections to the land in the areas that will be impacted by the project.

**Cultural Heritage:** An expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values. Cultural Heritage is often expressed as either Intangible or Tangible Cultural Heritage.

**Cultural landscapes:** Landscapes that have been affected, influenced, or shaped by human involvement.

**Displacement:** Developers, banks, and government start to re-invest in disinvested neighborhoods, new and different businesses open, and higher income households move in. Current lower income residents can no longer afford housing and/or lose businesses and cultural resources that were important to the character and social networks of their communities.



# GLOSSARY

**Economic Justice:** Encompasses the moral principles which guide us in designing our economic institutions. To free each person to engage creatively in the unlimited work beyond economics, that of the mind and the spirit.

**Environmental Impact:** Possible adverse effects caused by a development, industrial, or infrastructural project or by the release of a substance in the environment.

**Equity:** Just and fair inclusion where all can participate and prosper. (PolicyLink, 2015)

**Equitable Development:** Happens when low-income communities and communities of color participate in and benefit from investments that shape their neighborhoods and regions, creating healthy, vibrant communities of opportunity.

**Frame House:** a house constructed with a skeleton framework of timber, as the ordinary wooden house.

**Green Industry:** Green industry does not harm the environment and provides products or services related to renewable energy, increased energy efficiency, clean transportation and fuels, agriculture and natural (water) resource conservation, and pollution prevention or environmental cleanup. [Based on definition by Indiana Business Review]

**HUD Section 3:** The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

**Living Wage:** The amount of income needed to provide a decent standard of living. It should pay for the cost of living in any location.

**Livability:** The sum of the factors that add up to an individual, family, and/or community's quality of life - including the built and natural environments; economic prosperity; social stability; equity and capital; educational opportunity; and cultural, entertainment and recreation possibilities (Partners for Livable Communities, 2015).

# GLOSSARY

**Mixed Income housing:** Diverse types of housing units, such as apartments, townhomes, and/or single-family homes for a people with a range of income levels.

**Universal Design:** The design of buildings, products or environments to make them accessible to all people, regardless of age, disability or other factors.

**Upward Mobility:** The capacity or facility for rising to a higher social or economic position.





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How Much Do You Need To Live? Kimberly Amadeo - <https://www.thebalance.com/living-wage-3305771>

Abbott Park. About Cultural Landscapes <https://tclf.org/places/about-cultural-landscapes>

What Is Cultural Heritage [http://www.cultureindevelopment.nl/Cultural\\_Heritage/What\\_is\\_Cultural\\_Heritage](http://www.cultureindevelopment.nl/Cultural_Heritage/What_is_Cultural_Heritage)

# OTHER RESOURCES

*West Side 10-year Plan:* The document works to plan and prioritize improvements for the neighborhood by identifying needs, articulating priorities, and steering the changes, policies and investments initiated by developers, by the City and its agencies, and by local institutions and stakeholders. <https://www.stpaul.gov/DocumentCenter/View/4/62967.pdf>

*West Side Flats Master Plan:* The purpose of the West Side Flats Master Plan & Development Guidelines is to guide future private development and public infrastructure projects in the West Side Flats area. [https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/WSFMP\\_FINAL\\_121715\\_Web.pdf](https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/WSFMP_FINAL_121715_Web.pdf)

*Equitable Development Scorecard & Principles:* The Scorecard was 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. <https://www.metrotransit.org/Data/Sites/1/media/equity/equitable-development-scorecard.pdf>

*Equitable Development Scorecard & Principles, TRANSPORTATION Edition:* In the Twin Cities, many people frequently walk, bike, roll and/or use public transit because of personal choice, economic need, physical disability or for many other reasons. This Scorecard centers these community members. <https://cyclesforchange.org/wp-content/uploads/2018/08/Copy-of-Equitable-development-scorecard-final-July-2018.pdf>

*Minnesota Sustainable Building 2030 Standards:* The B3 Sustainable Building 2030 (SB 2030) Energy Standard is a progressive energy conservation program designed to significantly reduce the energy and carbon in Minnesota commercial, institutional and industrial buildings. <https://www.b3mn.org/2030energystandard/>



**Exhibit A**  
**Subcontractor Certification**

**EXHIBIT [ ] TO SUBCONTRACT AGREEMENT**

**SUBCONTRACTOR CERTIFICATION**

- A. **No Undocumented Employees.** Subcontractor certifies that Subcontractor does not knowingly employ any undocumented employees.
- B. **Wage Enforcement.** Subcontractor shall report, and shall require its Sub-subcontractors to report, all complaints or adverse determinations of wage theft or payroll fraud against Subcontractor or its Sub-subcontractors to Contractor within seven (7) days of notification of the complaint or adverse determination. If an adverse decision is rendered against the Subcontractor, Contractor may terminate the Contract or exercise any other remedy under the Subcontractor or available under applicable law, including the right to withhold amounts otherwise owed to Subcontractor to protect Contractor against damage that may be incurred by Contractor. Subcontractor certifies that there has not been any adverse determination against Subcontractor within the proceeding 3-year period for wage theft or payroll fraud.
- C. **Worker's Compensation.** Subcontractor and its Sub-subcontractors and legal representatives shall comply with all laws, rules, regulations, and orders governing worker's compensation insurance. Subcontractor agrees to procure and maintain worker's compensation insurance as required by the Subcontract and applicable law.
- D. **Combating Trafficking in Persons.** Subcontractor shall comply with FAR § 52.222-50, requiring the Contractor to notify employees of the Government's "zero tolerance" policy towards trafficking in persons and to take action against employees or subcontractors that violate the policy. Subcontractor agrees that it will not engage in any unlawful trafficking of persons and will take all commercially reasonable measures to prevent and protect against the trafficking of persons by Subcontractor and its employees.
- E. **Human Rights.** Subcontractor shall conduct its activities in a manner that respects human rights as set out in The United Nations Universal Declaration of Human Rights. Subcontractor shall not use any form of child, slave, forced, bonded, indentured, or involuntary labor, including prison labor. Subcontractor shall not engage in human trafficking or exploitation, or import goods that have been manufactured, procured, produced, or transported by slavery or human trafficking. Subcontractor shall not retain employees' government-issued identification, passports or work permits as a condition of employment.
- F. **Wages and Benefits.** Subcontractor shall ensure that its workers are paid lawful wages, including overtime, premium pay, and equal pay for equal work without discrimination. There shall be no disciplinary deductions from pay. No cash payments to workers will be permitted.



- G. **Non-Discrimination.** Subcontractor shall ensure that no person shall on the grounds of race, color, religions, sex, sexual orientation, gender identity, handicap, familial status, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any scope of work carried out by Subcontractor or any of its lower-tier subcontractors or labor suppliers.
- H. **Flow-Down.** Subcontractor shall require all lower-tier subcontractors and labor suppliers to certify compliance with the terms of this Exhibit.
- I. **Certification.** Subcontractor agrees that execution of the subcontract constitutes a certification on the part of the Subcontractor that it is compliant with all of the representations and requirements set forth in this Exhibit and that Subcontractor will remain in compliance with all terms of this Exhibit. Subcontractor agrees to indemnify, defend, and hold Contractor harmless from and against all damages, expenses, costs, claims, and liabilities (including attorneys' fees) suffered by Contractor as a result of Subcontractor's failure to comply with this Exhibit.

**IN WITNESS WHEREOF,** the undersigned has executed this Certificate as of the date of the Subcontract Agreement

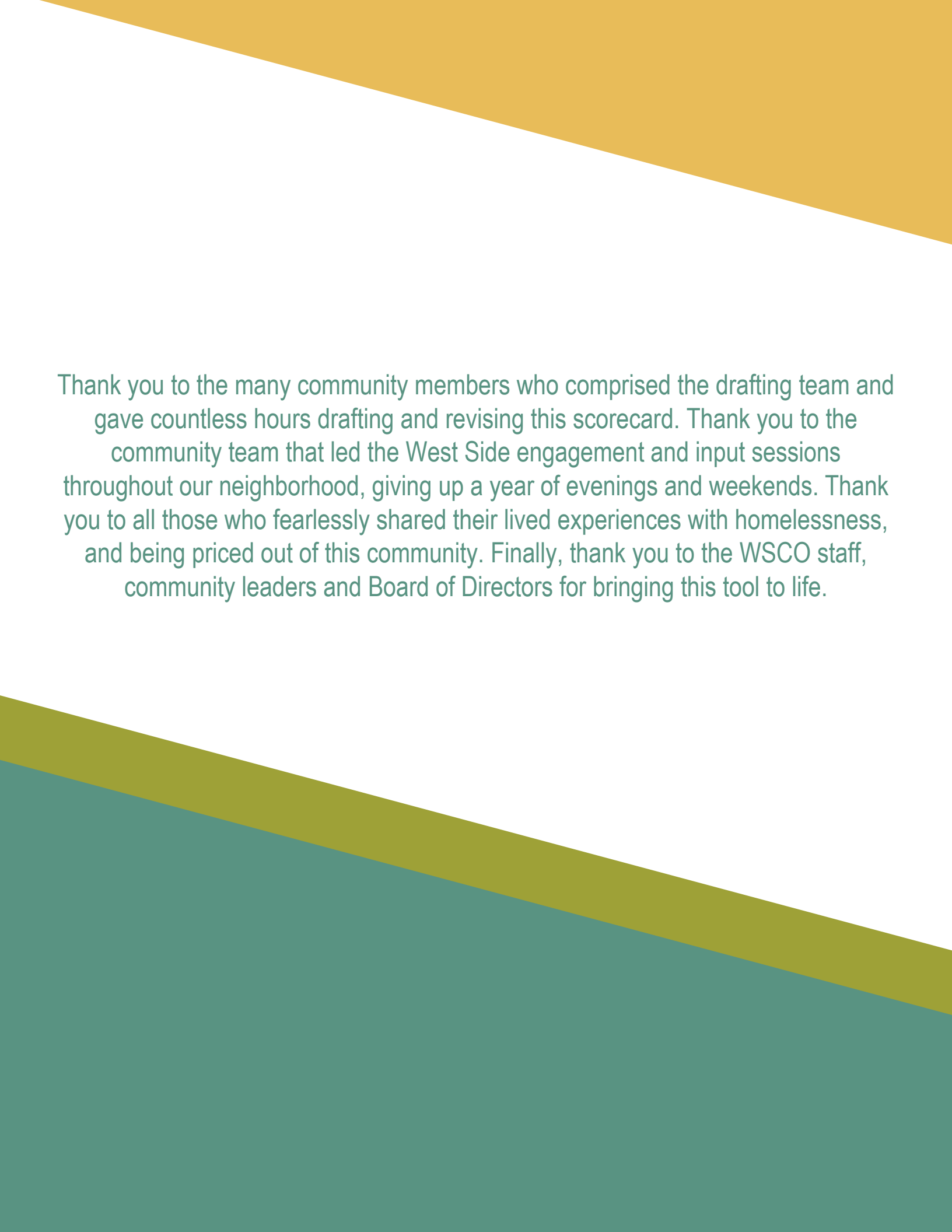
Subcontractor:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

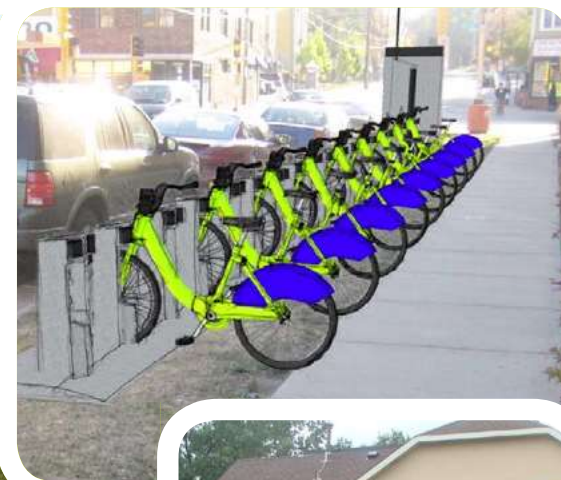
Its: \_\_\_\_\_



Thank you to the many community members who comprised the drafting team and gave countless hours drafting and revising this scorecard. Thank you to the community team that led the West Side engagement and input sessions throughout our neighborhood, giving up a year of evenings and weekends. Thank you to all those who fearlessly shared their lived experiences with homelessness, and being priced out of this community. Finally, thank you to the WSCO staff, community leaders and Board of Directors for bringing this tool to life.



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Saint Paul, MN 55107  
(651) 293-1708  
[info@wsco.org](mailto:info@wsco.org)










# **The West Side Community Plan**

## ***An Addendum to the Saint Paul Comprehensive Plan***

Recommended by the Saint Paul Planning Commission on 1/11/2013

Adopted by the Saint Paul City Council on 2/6/2013

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### Cover photo

Community Design Group

### Photos

Special thanks to West Siders Marina  
Castillo-Knut and Robert Ferguson for  
providing photos of the neighborhood.



## Study Area

The West Side neighborhood is bordered by Annapolis Street to the south and the Mississippi River on all other sides, excluding one section outside city limits bound by Page, Bidwell, Annapolis, and Charlton Streets.



## Purpose of the Plan

The document works to plan and prioritize improvements for the neighborhood by identifying needs, articulating priorities, and steering the changes, policies and investments initiated by developers, by the City and its agencies, and by local institutions and stakeholders. Adopted by the City Council in 2012, the West Side Community Plan is a formal addendum to the City of Saint Paul's Comprehensive Plan.





# SCORECARD USAGE

## West Side Equitable Development Scorecard Usage Guidelines:

### When to use the scorecard:

- Anytime City or public funding is used for development on the West Side (zip code 55107).
  - Possibly used for privately funded projects.
- Anytime more than a single lot is used for development on the West Side.
- Anytime a West Side community member goes through the request process for the full scorecard to be applied to a development on the West Side, and the request is approved by West Side Voices Forum voting members.

### How to use the scorecard:

#### Recruitment / Orientation Process:

- A Core Scorecard Review Group of 2 persons representing each geographic precincts of the West Side (8 total people) are elected every two years. Elections occur at West Side Voices Forum meetings by voting members.
- The Core Scorecard Review Group is a 2 year commitment with a stipend provided and estimated weekly / monthly hours required. Application form and review process will be overseen by current Scorecard committee members.
- These persons should be familiar with and have an understanding of the spirit of the intended use for the scorecard, and its purposes. WSCO staff and Scorecard leaders will train newly elected members to the Core Scorecard Review Group utilising an Orientation including intersection with City of Saint Paul zoning, Department of Safety and Inspections, and Planning and Economic Development. For all projects the goal is to have representation from all Westside Precincts if possible.
- For each project requiring scorecard use, the core team will contact the people/ groups/ communities that will be impacted by the project / development.
- The core team will also reach out to the developer to share info on the scorecard and work with them through any questions on how to apply the scoring process to their project.

#### Scoring Process:

- Each project team member fills out the scorecard individually and the team combined scores are averaged (median) to produce a team result for the project. Team can discuss and revise results after individual scores are tallied.
- If scores from developer differ widely from community score this will be addressed with developer to open a conversation, towards understanding and possible community benefits agreements. The process of discussion and response may result in scorecard project team issuing revised scoring if some or all issues are resolved. The project team sets a deadline with developer to conclude discussion and move on to WSV Forum presentation.





# SCORECARD USAGE

## How to use the scorecard Continued:

### Presentation and Voting Process:

- Core Scorecard Review Group presents Final scores before West Side Voices Forum or a community conversation with developer.
- Following presentation and discussion voting members of the West Side Voices Forum will vote utilizing the Fist of Five method (as described below) to approve, adjust, or disapprove each criterion section (i.e. Community Engagement, Housing, Environmental etc). Results are summarized as a report to developer and the City of Saint Paul.

### How to ground the scoring at the West Side Voices Forum Meetings:

- The Fist of Five method will be used in scoring each criterion section - with an 80% approval applied to votes of 3 and above. (Resource: <https://agileforall.com/learning-with-fist-of-five-voting/>)
  - 0 fingers (fist)- No way, terrible plan, I will not go along with it.
  - 1 finger - I have serious reservations the plan for this, I am open to discussion but we'd need to resolve the concerns before I'll support it.
  - 2 fingers: I have some concerns that need to be resolved before I'd support this part of the plan.
  - 3 fingers: I will support the plan.
  - 4 fingers: I like this plan, sounds good.
  - 5 fingers: Absolutely, best plan ever!
- Criteria with a score of 2 or less will need to be addressed before a development is supported. Unaddressed issues may result in a community call to action.

[https://www.wsco.org/equitable\\_development\\_scorecard](https://www.wsco.org/equitable_development_scorecard)



# SCORECARD COMMITTEE NOMINATION FORM

## Equitable Development Scorecard Committee Nomination Form:

### What is the Scorecard

The Equitable Development Scorecard outlines our neighborhood's priorities, goals, and values. The community will score each development proposal, to ensure that it aligns with our goals. Which are: affordable housing, local jobs, and a healthy, safe, and equitable neighborhood. YOUR values and priorities will be reflected in this community document.

### Why is it important?

The West Side neighborhood has historically been disinvested in and our voices have not been heard ([click here for proof](#)). The Scorecard will be used to ensure that any development that comes to the West Side BENEFITS you and our neighborhood.

### How will it be used?

The Scorecard will be added to our District Council 10 Year Plan at City Hall and as a Small Area Plan for the West Side. Any developer who files a development proposal for our area will answer the questions laid out in the scorecard to be scored and then work with the community to ensure their development plans fit with our values & priorities for our neighborhood.

### We are generally looking for persons who:

- Can commit to the mission and values of the West Side Community Organization
- Who understand organizing and grassroots activism
- Can commit to attending meetings; serving on active committees and/or joining ad hoc work groups.
- Can juggle the dual demands of representing a constituency and acting on behalf of the broader West Side.
- Having the ability to think outside the box and be inclusive of other issue areas the fund supports for the good of the overall community.
- Can commit to serve on the committee for a minimum of two years.

Name of Nominee:

---

Address:

---

---

Phone:

H: 

---

W: 

---

C: 

---

Email Address:

---

# SCORECARD COMMITTEE NOMINATION FORM

We ask that nominees submit a short paragraph describing their interest in joining the committee as well as their ability to bring experience in one or more of the following areas:

**Equitable Community Engagement:** occurs when community members most affected are involved in the development process. On the West Side these communities may include low wealth people, people of color, indigenous people, people living with disabilities, families, senior citizens, and new immigrants. Additionally, it is important that neighborhood groups and community organizations are engaged in development projects. Impacts of effective community engagement may include community healing, reclaiming a healthy identity, reconnection with culture and spirituality, building relationships, and embracing individual and collective power.

**Equitable Housing:** We want to ensure that all development makes affordable housing\* a priority. Equitable housing practices are important because when individuals and families have affordable, quality, and stable housing, they can make important choices about healthy food, health care, child care, education and other economic decisions without having to sacrifice other needs that impact livability.

**Environment:** A key feature in our neighborhood is the Mississippi River. It creates a clear boundary, invites business, and offers recreation and opportunities to enjoy the outdoors. Development should be made with the existing community and the environment in mind. We are working towards a West Side where development and environmental justice go hand in hand, so all of our residents benefit from a healthy and sustainable environment.

**Economic Development/LandUse:** Economic development opportunities and land use on the West Side should reflect residents and small business of the West Side as a priority. Equitable economic development and land use positively impact livability on the West Side. Projects should create and provide job opportunities that drive long-term wealth opportunities for individual residents and the community. Upward mobility\* for the low-income residents and residents of color in the West Side is essential for economic justice\*.

**Transportation:** Equitable transportation practices require walkable, livable, and affordable land use practices to ensure healthy living for the low-income residents and residents of color in the West Side. With its unique land patterns, traveling through the West Side can be a challenge, regardless of transportation method. Connections to other parts of the city and access to regional transportation systems is limited due to the neighborhood's physical location and the overall transit infrastructure. Priority must be given to creating a more connected West Side.

Describe your interest in joining the committee as well as your ability to bring experience in one or more of the areas described on the previous page:

SCORECARD  
COMMITTEE  
NOMINATION FORM

I self identify as:

Ethnicity	
Age	
Gender	
Class	
Ability	
LGBTQ/straight	
Number of years on the West Side	
Area of Neighborhood	
Renter or homeowner	
Mode of transportation	
Other	

Community Organizing and Issue Experience:

Environment	
Arts/Media	
Immigrant	
Housing	
Disabilities	
Community led Decision-making	
Organizing	
Union/Labor	
Women	
GLBTQ	
City Planing	
Other Organizational Affiliations:	



The Alliance

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TheAllianceTC.org

2525 Franklin Ave E, Suite 200, Minneapolis, MN 55406

ADVANCING REGIONAL EQUITY

December 9, 2019

Dear Members of the St. Paul Planning Commission,

The Alliance is a coalition of community-based organizations and advocacy groups building shared power to advance justice and equity in economic growth and land development in the Twin Cities region. **We write today in strong support of the adoption of the West Side Community Organization's "Equitable Development Scorecard" into the West Side Community Plan and use of the scorecard in evaluating development proposals in District 3.**

For neighborhoods to prosper, developers, communities and government agencies must collaboratively plan and implement land use strategies that will benefit all people — especially people of color, indigneous, immigrant and low-wealth communities that have been historically and intentionally barred or disenfranchised from land and property ownership. Traditional applications of land use policies have precluded residents most impacted from helping to define and set the vision for — and play a meaningful role in — how and what gets developed in their neighborhoods. **The WSCO Equitable Development Scorecard is an actionable way to begin to close that gap — and position St. Paul as a leader in equitable development.**

Working from the Alliance's *Equitable Development Principles & Scorecard* as a starting point, the West Side Community Organization led a more than two-year process of deep and sustained community engagement to create a set of shared values and principles for development in their neighborhoods. In addition to community members and policymakers, WSCO has worked with and received positive feedback from developers who see the Equitable Development Scorecard as a transparent and actionable evaluation tool to work collaboratively and effectively with community. The scorecard also provides a thoughtful process to ensure that development is approached from a comprehensive standpoint, both meeting prospective community needs and building on existing assets. Not surprisingly, the collaborative, community-led and cross-sector process and outcome **have become an inspiration and model, not only for other entities in the Twin Cities, but nationwide.**

Recognizing the impact of this tool on the West Side of St. Paul — and adding to the resounding support from the members of the St. Paul Planning Commission — **we strongly recommend that the city move forward in adopting the WSCO scorecard as part of the development process.**

Sincerely,

Joo Hee Pomplun,  
Executive Director





Saint Paul Planning Commission, c/o Michael Wade  
25 West Fourth Street, suite 1400, Saint Paul, MN, 55102

December 5, 2019

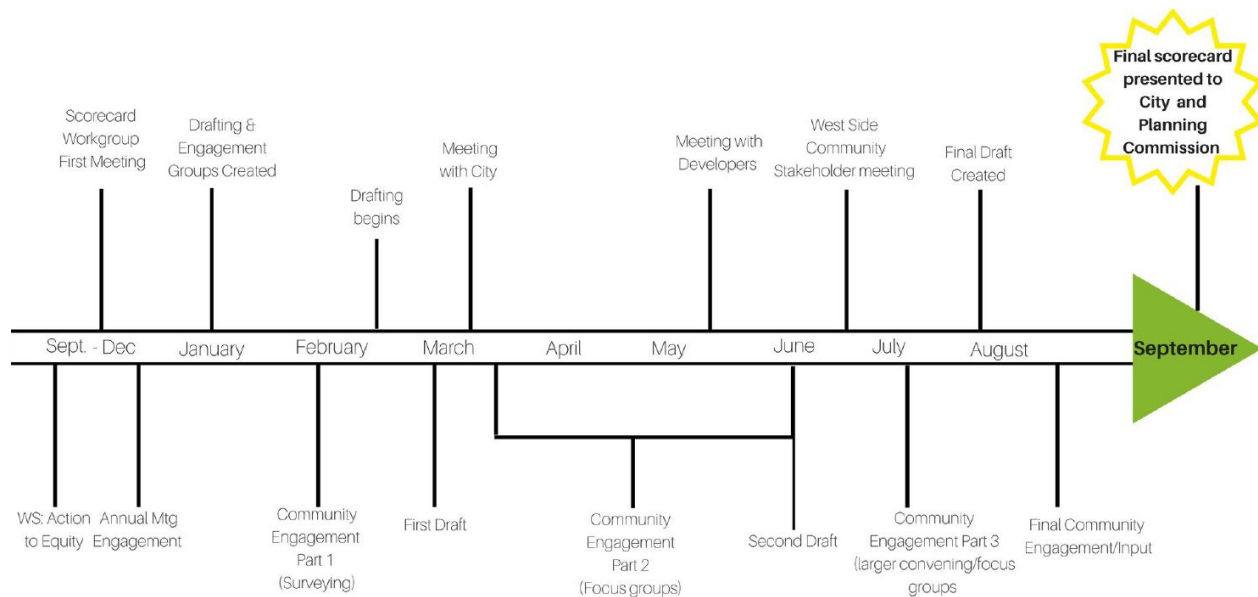
Re: West Side Equitable Development Scorecard Adoption

Dear St. Paul Planning Commission,

This is a letter in support of adopting the current draft of the West Side Equitable Development Scorecard.

The Scorecard has seen an incredible outpouring of community support since West Side residents first set to work on it over two years ago. In September 2017, the West Side Community Organization (WSCO) held a series of community meetings where over 100 West Side residents were not only informed on what a Scorecard for our community would look like, but also invited to become actual creators of what the Scorecard would BE.

The Scorecard has truly been created **by, for, and with** the neighborhood. As you have heard from many community members over the past two years, and as recent as our enthusiastic group who joined you for the Planning Commission meeting last Friday, WSCO has talked the talk and walked the walk when it comes to co-creating the Scorecard within community, consistently leaving the door wide open to not only community input, but the entire planning, development, and implementation process. To highlight some, but certainly not all of these opportunities for engagement, please review the following steps taken by WSCO: (Content also available on the WSCO's website: [https://www.wsko.org/equitable\\_development\\_scorecard](https://www.wsko.org/equitable_development_scorecard))



## West Side Equitable Development Scorecard Timeline

As a community, we recognize that we have never before been given such an opportunity to have such a powerful say in what development takes place in our neighborhood. The Scorecard's creation process has been unique in that it has specifically elevated people on the West Side who have been historically under-served or under-represented. The Scorecard has gone through multiple drafts in an effort to gain as much community input as possible to inform every bit of it.

We desire investment, development, and revitalization in the community. WSCO has worked tirelessly to meet these goals, even beyond the Scorecard. Any mention of the contrary is simply not true. We are committed to building our anti-displacement and anti-gentrification efforts as a way to ensure that development and revitalization can happen without displacing our neighbors. We believe that development without displacement is possible. In addition, we will continue to build partnerships to create a more socially connected community, inviting ALL to begin and/or stay connected with the entirety of the Scorecard implementation process. We are only ready to move forward with the implementation process because community has invested years in the planning process.

On behalf of the hundreds of us in the community, some of which are shown in the heading of this letter, we look forward to your approval of the West Side Equitable Scorecard.

Sincerely,

Monica Marrocco  
690 Smith Ave S

Leah Shepard  
247 E Morton St

Robert Craft  
100 King Street West

Jen Crea  
229 Baker St W

Joe Marrocco  
690 Smith Ave S

Katrina Mendoza  
25 W Wyoming street

Edward Garcia  
25 Wyoming Street W

Ariel Mendoza  
88 Cesar Chavez Street

Ginia Mendoza  
309 Cesar Chavez Street



Saint Paul Planning Commission, c/o Michael Wade  
25 West Fourth Street, suite 1400, Saint Paul, MN, 55102

December 5, 2019

Re: WSCO Equitable Development Scorecard Adoption

Dear Saint Paul Planning Commission,

WSCO has done wonderful work creating the *West Side Equitable Development Scorecard*. We support a majority of the scorecard. This letter is our request for changes and additions to the draft *SCORECARD*, before adoption into the West Side Community Plan. We do not feel the current draft reflects the true and total voice of ALL those living on the West Side.

1. Within the original template document, there are *PRINCIPLES OF EQUITABLE DEVELOPMENT*. Some of the important original principles are not included, nor scoreable in WSCO's *SCORECARD*. We recommend including the original *Principles* within the *SCORECARD*.
2. Within the title, and concept of page 4 of the West Side Equitable Development Scorecard draft, *ANTI DISPLACEMENT*, *ANTI – GENTRIFICATION* principles and definitions were added. WSCO makes the very large assumption – that **ALL** community members are in favor of absolutely **NO** gentrification. In actuality many members of the community have desired redevelopment, revitalization, and renaissance in the community. Many of us have dreamed about realizing investment in the community, with vibrant new businesses and vital, beautiful housing.

- Although we do support most of the principles of *Anti – Displacement and Anti – Gentrification*, we would like the *SCORECARD* to also embrace redevelopment and revitalization that benefits and improves the community. We do not support a total ban on redevelopment and revitalization, whether initiated from within or outside of the community.
3. **Equity and Value in the Current Housing Stock:** We are the community that has been left behind. West Side home values have risen a fraction in comparison to other areas of the metro. The *SCORECARD* talks about equity, but we must see better support for long time residents and home owners. The *SCORECARD* must work to protect and improve the capital assets of the present community and not jeopardize them by stifling revitalization, and redevelopment financed by outside developers. We feel that a total Anti-Gentrification stance may threaten home equity. The *SCORECARD* must ask questions that guide the sort of investment the community needs and desires, through ventures that protect and enhance our current equity.
  4. **Commercial Development:** (case example) In years gone by (1970's and before), the Brown Derby building was a supper club that served the neighborhood. Many folks living within the community joined together at the Derby. It was a community hub. After the Derby's closing and with each subsequent owner, the building has become more of a liability to the neighborhood, and less of an asset. Outside development money, in conjunction with local initiatives and guidance are needed to give the neighborhood new life. There are many of these existing buildings that leaders and developers have taken no interest in. New life in these buildings would become the building blocks of the community. The scorecard must better address the repurpose of existing commercial stock and development of new commercial corridors, thus helping to create community equity and vibrancy. Vibrant and visionary repurposing of existing commercial stock is a prime issue of equitability.
  5. **Outside Investment:** Past leaders, developers and investors haven't had much interest in the West Side. How will the *SCORECARD* bring outside interest in financing quality projects that meet the criteria of our community plans? We must add questions that support investments, those that will protect and enhance our current equity and build a vibrant community.
  6. **Development that Contributes to the Quality of the Public Realm of the West Side:** **Low income communities deserve quality design and construction of attractive buildings.** The scorecard needs to speak to building **visionary, well - designed buildings with quality materials.** Development in recent years has focused on low quality design and cheap materials, which have contributed to the degradation of the community. Projects must be well designed. Architects, artists, history, culture and current citizenry should inform design. Development projects must be designed to interface with the neighborhood where they are built. They

must be created as an answer to place. They must NOT be PLOP DOWN – FORMULA buildings. NO cookie cutter buildings should be built with impenetrable walls affronting or ignoring the community. The *SCORECARD* must add questions that grade the life span of the project, the quality of materials, and especially the vision in use and community interface that the project will represent. It is all about equity.

7. Please add an additional scorecard titled **tac-it** (*/ˈtasət/ adjective*)

Definition: “understood or implied without being stated”

Here are a few simple tacit questions that should be scored.

- Does this project feel good (or right) to you? 5 Points
- What is the positivity rating of this project 5 Points
- Would you live here or in this place?, 5 Points
- Would this place be a beautiful place to live? 5 Points
- Does this project meld with the neighborhood? 5 Points
- Does this have great value for ALL in community? 5 Points
- Do you want this built across the street from your home? 5 Points
- Does this project utilize site topography and history? 5 Points

We hope you will seriously consider addressing these ideas and concerns to the *SCORECARD*, before adoption to the West Side Community Plan.

(All West Side Resident or West Side Business Signatories)

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This letter was a 2 day initiative. With time, and the current true sentiment of West Side residents, we would have a vast many more supporters.



*Journey of the River and the Sun - Story of the West Side Immigrant © Art Davidii 1997*

Saint Paul Planning Commission  
c/o Michael Wade  
25 West Fourth Street, suite 1400  
Saint Paul, MN, 55102

December 5, 2019

Re: WSCO Equitable Development Scorecard Adoption

Dear Saint Paul Planning Commission,

WSCO has done a wonderful job on their work creating the Equitable Development Scorecard. I support a majority of the scorecard.

It appears the template for the WSCO *Equitable Development SCORECARD* is the *Equitable Development Principles and Scorecard* (developed by a consortium of 17 local alliances, development corporations, associations, housing and justice organizations). In the newer WSCO *EQUITABLE DEVELOPMENT SCORECARD* some components were added and some deleted in comparison to the original *SCORECARD*.

Within the original document, the *Equitable Development Principles and Scorecard*, there are *PRINCIPLES OF EQUITABLE DEVELOPMENT* (pg. 4). These important principles were not included in WSCO's *SCORECARD*. Why were these *Principles* not included? I believe that some of the listed original *Principles* are not addressed in WSCO's *SCORECARD*. Can the original *Principles* be included in the new document and addressed within the *SCORECARD* itself?

Request for changes and additions to the SCORECARD as it is drafted.

- WSCO makes the very large assumption that **ALL** community members are in favor of absolutely **NO** gentrification. In actuality many members of the community have desired redevelopment, revitalization, renaissance in the community for years and years. Many have conversed how fantastic it would be to realize investment to bring the community up, create vibrant new businesses and vital, beautiful housing. Most with whom I have conversed support the principles of *Anti – Displacement and Anti – Gentrification*, although not in totality, but rather in a compromised fashion. Can the scorecard reflect a compromise position? This should be open for further discussion.

- Commercial Development: (case example) In years gone by (1960's and before), the Brown Derby building was a supper club that served the neighborhood. Many folks living within the community joined together at the Derby. It was a community hub. After the Derby's closing and with each subsequent owner, the building has become more of a liability to the neighborhood, and less of an asset. Outside development money, in conjunction with local initiatives and guidance are needed to give the neighborhood new life. There are many of these existing buildings that leaders and developers have taken no interest in. New life in these buildings would be the building blocks of the community. Can we address this in the scorecard, helping to create equity in our community.

- We are the community that has been left behind. I've lived on the West Side most of my 67 years. I've owned my current home for 33 years. It's value has barely crept up over these years. My home is where a majority of my lifetime earned equity is. The SCORECARD talks about equity for current residents, but there has been little equity for long time residents and home owners. The SCORECARD should work to protect the capital assets (the homes) of the present community. Past city leaders and investors haven't had much interest in the West Side. Why? Will the SCORECARD bring outside interest in financing quality projects that meet the criteria of our community plans? Can we add questions that guide the sort of investment we need and desire, investment that protects and enhances our current equity?

- Quality Development Projects. If a project is primarily to help low income folks, that is a fine goal. Yet, the scorecard has nothing that speaks of building visionary, quality designed buildings and projects that address the community as a whole, including people of little income. People of all variety need quality ideas, design and construction, not just 'cookie cutter buildings' that are built as cheaply as possible. Please add to the scorecard questions that grade the life span of the project and the materials, and the vision in use and life-time that the project represents.

Additional entries that could be added to the SCORECARD to more accurately reflect *Local Community Assets, Equity and Desires*:

- building materials including cladding, should be of high quality, and reflect the excellence of traditional or modern materials. The poor and disenfranchised need quality materials for their buildings as does the interface with the community. Landscape design and materials must be of quality too. Native plants are not the only answer, are often messy, unmaintained, and misunderstood.
  - projects must be well designed, not plop buildings. Architects, artists, history, culture and current citizenry should inform design.
  - projects must not be designed to be built as cheaply as possible, which totally affects vision of use, interface with community and the equitability of the project within the existing community.
  - development projects should be designed to interface with the neighborhood where they are built. They must be created as an answer to PLACE. They must function in PLACE. They must interface with PLACE. They must NOT be PLOP DOWN buildings.
  - NO cookie cutter buildings should be built with impenetrable walls affronting or ignoring the community. All projects should have the vision of embracing community in design and intention of use, to fully integrate within the existing vernacular of community.
- Community Engagement and Equitable Housing Scorecards: Both these scorecards essentially ask the same question three or four times thus loading the importance of the issues heavily on the scorecard. Is this OK?
- Here are a few other simple questions that should be scored under TACIT
- Does this project feel good (or right) to you? 5 POINTS
  - What is the positivity rating of this project 5 POINTS
  - Would you live here or in this place?, 5 POINTS
  - Would this project inspire a low income person? 5 POINTS
  - Would this project inspire an average income person? 5 POINTS
  - Would this project inspire an artist? 5 POINTS
  - Would this project inspire a poet? 5 POINTS
  - Would this project inspire a dancer? 5 POINTS
  - Would this project inspire a doctor? 5 POINTS
  - Would this project inspire the construction worker? 5 POINTS

Thanks very much for considering the addition of these ideas to the SCORECARD.

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## Urban myths

# In praise of gentrification

*Accusations levelled at gentrification in America lack force, meanwhile its benefits go unsung*





GENTRIFIER has surpassed many worthier slurs to become the dirtiest word in American cities. In the popular telling, hordes of well-to-do whites are descending upon poor, minority neighbourhoods that were made to endure decades of discrimination. With their avocado on toast, beard oil and cappuccinos, these people snuff out local culture. As rents rise, lifelong residents are evicted and forced to leave. In this view, the quintessential scene might be one witnessed in Oakland, California, where a miserable-looking homeless encampment rests a mere ten-minute walk from a Whole Foods landscaped with palm trees and bougainvillea, offering chia and flax seed upon entry. An ancient, sinister force lurks behind the overpriced produce. “‘Gentrification’ is but a more pleasing name for white supremacy,” wrote Ta-Nehisi Coates. It is “the interest on enslavement, the interest on Jim Crow, the interest on redlining, compounding across the years.”

This story is better described as an urban myth. The supposed ills of gentrification—which might be more neutrally defined as poorer urban neighbourhoods becoming wealthier—lack rigorous support. The most careful empirical analyses conducted by urban economists have failed to detect a rise in displacement within gentrifying neighbourhoods. Often, they find that poor residents are more likely to stay put if they live in these areas. At the same time, the benefits of gentrification are scarcely considered. Longtime residents reap the rewards of reduced crime and better amenities. Those lucky enough to own their homes come out richer. The left usually bemoans the lack of investment in historically non-white neighbourhoods, white flight from city centres and economic segregation. Yet gentrification straightforwardly reverses each of those regrettable trends.

### **One in, none out**

The anti-gentrification brigades often cite anecdotes from residents forced to move. Yet the data suggest a different story. An influential study by Lance Freeman and Frank Braconi found that poor residents living in New York’s gentrifying neighbourhoods during the 1990s were actually less likely to move than poor residents of non-gentrifying areas. A follow-up study by Mr Freeman, using a nationwide sample, found scant association between gentrification and displacement. A more recent examination found that financially vulnerable residents in Philadelphia—those with low credit scores and no mortgages—are no more likely to move if they live in a gentrifying neighbourhood.

These studies undermine the widely held belief that for every horrid kale-munching millennial moving in, one longtime resident must be chucked out. The surprising result is explained by three underlying trends.

The first is that poor Americans are obliged to move very frequently, regardless of the circumstances of their district, as the Princeton sociologist Matthew Desmond so harrowingly demonstrated in his research on eviction. The second is that poor neighbourhoods have lacked investment for decades, and so have considerable slack in their commercial and residential property markets. A lot of wealthier city dwellers can thus move in without pushing out incumbent residents or businesses. “Given the typical pattern of low-income renter mobility in New York City, a neighbourhood could go from a 30% poverty population to 12% in as few as ten years without any displacement whatsoever,” noted Messrs Freeman and Braconi in their study. Indeed, the number of poor people living in New York’s gentrifying neighbourhoods barely budged from 1990 to 2014, according to a study by New York University’s Furman Centre. Third, city governments often promote affordable-housing



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pregnancy, incarceration and early death. Gentrification steers cash into deprived neighbourhoods and brings people into depopulated areas through market forces, all without the necessity of governmental intervention. The Trump administration is unlikely to offer large infusions of cash to dilapidated cities. In these circumstances, arguing against gentrification can amount to insistence that poor neighbourhoods remain poor and that racially segregated neighbourhoods stay cut off.

What, then, accounts for the antipathy towards gentrification? The first reason is financial. Though the process has been going on for a few decades, the increased attention comes in the middle of a broader concern about the cost of housing in American cities. The share of households that are “rent burdened”—those spending more than 30% of pre-tax income on rent—has increased from 32% in 2001 to 38% in 2015. Things are worse among the poor; 52% of those below the federal poverty line spend over half their income on housing. Rents have risen dramatically, though this can be the fault of thoughtless regulations which hinder supply more than the malevolence of gentrifiers. The net creation of jobs has outpaced additional housing in New York City by a rate of two to one. In San Francisco, perhaps the most restricted American metropolitan area, this ratio is eight to one.

A second reason gentrification is disliked is culture. The argument is that the arrival of yuppie professionals sipping kombucha will alter the character of a place in an unseemly way. “Don’t Brooklyn my Detroit” T-shirts are now a common sight in Motor City. In truth, Detroit would do well with a bit more Brooklyn. Across big American cities, for every gentrifying neighbourhood ten remain poor. Opposing gentrification has become a way for people to display their anti-racist bona fides. This leads to the exaggerated equation of gentrification with white supremacy. Such objections parallel those made by white NIMBYs who fret that a new bus stop or apartment complex will bring people who might also alter the culture of their neighbourhood—for the worse.

### **Porcini progressives**

The term gentrification has become tarred. But called by any other name—revitalisation, reinvestment, renaissance—it would smell sweet. Take Shaw, a historical centre of black culture in Washington which limped into the 1970s as a shadow of itself after a series of race riots. Decades of decline followed, in which a crack epidemic caused the murder rate to spike. Today, crime is down. The O Street Market, where one person was killed and eight were injured in a shoot-out in 1994, is now a tranquil grocery store. Luxury flats with angular chairs and oversized espresso machines in the lobby have sprouted

opposite liquor stores. An avant-garde speakeasy beckons from the basement beneath a humble doughnut store. At the Columbia Room, a wood-panelled bar with leather chairs, mixologists conjure \$16 concoctions of scotch, blackberry shrub and porcini mushrooms. This is how progress tastes.



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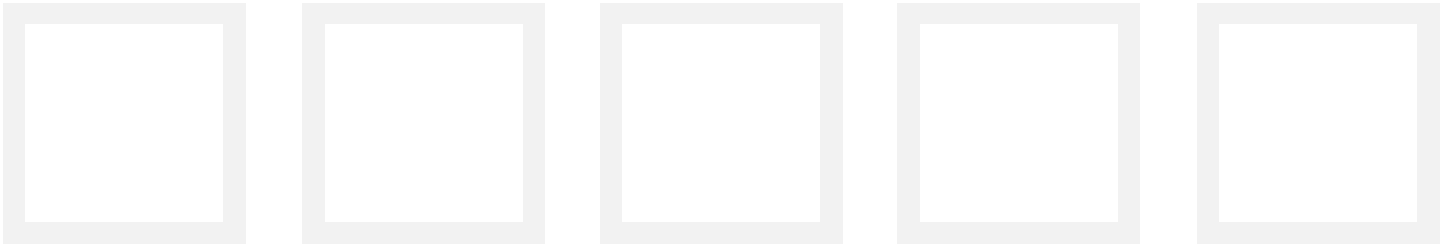
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