

Public hearing
December 12, 2019:

Amending the West Side Community Plan to include the
Equitable Development Scorecard





- Adapted from *Equitable Development Principles & Scorecard* by the Alliance for Metropolitan Stability

The core question asked in the West Side Equitable Development Scorecard is

“

***‘Who decides
And
who benefits’***

”

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.*

- Introduction
- History
- Anti-displacement and anti-gentrification



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 section 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.

____ / 205 Total (Points Earned/Max Possible)

3. Turn the Total into a Final Score.

Divide the total Points Earned by the Max Possible

Write the Final Score here: ____/100

- Introduction
- History
- Anti-displacement and anti-gentrification
- Instructions

PROJECT

Project/Plan Name:

Location of Project/Plan:

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:

Developer Contact Info:

Public Agency:

Public Agency Contact Info:

Other Stakeholders:

Description of the Project:

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

- Introduction
- History
- Anti-displacement and anti-gentrification
- Instructions
- Project

PROJECT

Project/Plan Name: _____

Location of Project/Plan: _____

Is the project part of a bigger land use plan? (circle) Y / N
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Public Investments(s):

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

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: _____

Developer Co: _____

Public Agency: _____

Public Agency: _____

Other Stakeholder: _____

Description of the Project: _____

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

- Introduction
- History
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- Instructions
- Project

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*.

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TOPICS

- Community Engagement
- Equitable Housing
- Environment
- Economic Development/Land Use
- Transportation

Exhibit A
Subcontractor Certification

EXHIBIT I | 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 preceding 3-year period for wage theft or payroll fraud.
- C. **Worker's Compensation.** Subcontractor shall comply with all laws, rules, regulations, and insurance. Subcontractor agrees to provide workers' compensation insurance as required by the Subcontract and applicable law.
- D. **Combating Trafficking in Persons.** Subcontractor shall notify employees of the contract of the contract in persons and to take action against persons who are engaged in commercial sex acts. Subcontractor agrees that it will not engage in any commercial sex acts with persons who are engaged in commercial sex acts with Subcontractor and its employees.
- E. **Human Rights.** Subcontractor shall comply with all laws, rules, regulations, and insurance. Subcontractor agrees to provide workers' compensation insurance as required by the Subcontract and applicable law.
- F. **Wages and Benefits.** Subcontractor shall comply with all laws, rules, regulations, and insurance. Subcontractor agrees to provide workers' compensation insurance as required by the Subcontract and applicable law.
- 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: _____

Subcontractor Certification (Community Benefit Agreement)

- No undocumented employees
- Wage enforcement
- Worker's compensation
- Combating trafficking in persons
- Human rights
- Wages and benefits
- Non-discrimination
- Flow-down (compliance of lower-tier contractors)