HOW COMMUNITY COUNCILS CAN TAKE ACTION

Though our City currently makes big development deals without much community input, developers must get community council approval for things like zoning changes. So we've created a way for councils to make the most of these opportunities by using the Rubric to inform their votes and negotiate terms.

We've created 5-step guides-- one for councils and one for developers-- laying out a reasonable, transparent evaluation process that includes a Developer Questionnaire and Rubric scoring.

COUNCILS CAN:

- Require developers who seek their approval to complete the Rubric forms. The results will create greater transparency and encourage developers to include community benefits.

- Issue a letter of support for the Rubric to be built into City practice and policy. Join other councils and orgs in making a strong case to the City.

- Commit to a minimum score for projects in your neighborhood to receive council support.

We suggest taking care of the first 2 actions ASAP, and working to advance the 3rd. As multiple community councils take these steps *together*, we can create a unique kind of pressure on City Hall to change the way it does business with developers.

PEASLEE SUPPORT

We'd love to support you in your action efforts inside and outside your community council. The materials listed below can be found at peasleecenter.org/rubric, and we can provide additional education on their use. Please let us know how we can help!

TOOLS & RESOURCES
WE CAN SHARE WITH YOU:

The Rubric
Scoresheet
Notes on categories and standards
Area Median Income Housing Chart
Neighborhoods and Scores Guide
Community Council Guide
Developer Guide
Developer Questionnaire
Inclusionary Housing Calculator
Community Council Endorsement Letter
Organization Endorsement Form

TOOLS AND RESOURCES
WE'RE WORKING ON:

Community Council/Developer MOU
Guidelines for Community Input

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CONTACT US!
Peaslee Neighborhood Center, 513-621-5514
Contact: Jenn Arens, jennifer.arens@peasleecenter.org

how to work with developers

A GUIDE FOR COMMUNITY COUNCILS BEING ASKED FOR PROJECT APPROVAL

1 COLLECT AND REVIEW COMPLETED QUESTIONNAIRE AND RUBRIC
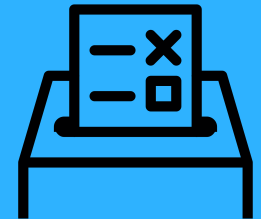
2 SHARE INFO AND HOST PRESENTATION

3 SPREAD WORD AND PARTICIPATE IN COMMUNITY INPUT

4 HOST FOLLOW-UP, FINALIZE SCORE, AND SHARE INFO

5 HOLD VOTE; PROVIDE AND SUBMIT AGREEMENT IF APPROVED

In total, this process happens over the course of 3 general body meetings, with one additional input session. Please factor this timeline into your plans so all parties can proceed with reasonable expectations and sufficient time to make this important decision.

1 COLLECT AND REVIEW COMPLETED QUESTIONNAIRE AND RUBRIC

In order for development projects to meet community needs, expectations must be clearly shared in advance. The Questionnaire and Rubric can be obtained from peasleecenter.org/rubric, and should be given immediately to any developer who requests approval from the council. If your council is seeking a specific Rubric score (a 75% is recommended for gentrifying or stronger-market neighborhoods), share that score at this time. Forms should be fully completed when returned-- the information is essential when striving for an informed, responsible decision. Upon receipt of completed forms, schedule a time for the developer to present plans and announce an input session at an upcoming general body meeting. It is best if the presentation is done when project concepts and numbers are clear, but before full architectural renderings are completed, due to the potential cost impact of suggested changes. Be clear about time constraints and any other expectations.

2 SHARE INFO AND HOST PRESENTATION

Share the completed forms and presentation date with members of council as widely as possible in advance. Forms can be posted to the council's website, attached to email, or mailed. If your council has a committee dedicated to evaluating development projects, encourage this committee to review and discuss the completed forms so they may help to inform other members. At the presentation, allow for questions, and document feedback or concerns. Make clear any proposed changes in landscape, zoning, and/or land use. Do not hold a vote on project approval at this time. Make sure the developer announces an input session with at least a week's notice. Inform the developer of important community anchors that should be contacted.

3 SPREAD WORD AND PARTICIPATE IN COMMUNITY INPUT

Post or share input session details and any additional plan documents as widely as possible with the general body in advance. Encourage leadership and members to attend and take notes. Encourage attendees to offer both verbal and written feedback, and to openly share knowledge and opinions of the pre-existing development site. Emphasize collective concerns for the common good and quality of life, as long as those concerns are not based on the exclusion of groups with little economic and political power. When requested, schedule a follow-up presentation time for the developer within a second general body meeting.

## 4   HOST FOLLOW-UP, FINALIZE SCORE, AND SHARE INFO

At this second general body meeting, have the developer present input results and adjusted plans. Offer clarity or documentation of input where necessary, emphasizing important concerns and the developer's response. Determine the project's final scores in the Community Input and Community Footprint sections of the Rubric. (A dedicated committee can put forward a suggested score, to be validated by the general body.) Make sure the score is clear to all parties. Announce that the formal vote on project approval will happen at the following general body meeting. Answer any questions the developer or members might have about the voting process. Share bylaws if requested. Post or share any updated plan documents as widely as possible with the general body in advance of the vote.

5   HOLD VOTE; PROVIDE AND SUBMIT AGREEMENT IF APPROVED

At the third general body meeting, allow for a basic review and final Q&A, and hold the vote. Out of respect for the council's agency and the integrity of the voting process, adhere to relevant bylaws and follow these additional guidelines:

- Individuals who are not full-time residents within the council boundaries should not vote (The council may make exceptions for longstanding, active members who have been displaced from the neighborhood and are seeking housing to return)
- Individuals or organizations that stand to receive direct financial gain by way of this vote should abstain from voting
- No individual or organization may cast a vote in exchange for direct financial or material gain from an interested party or stakeholder

If the general body votes to approve the project, draw up a contract detailing the commitments and terms of approval. Provide this document, signed by leadership, to the developer as soon as possible. Collect the signature of the developer. and submit the document to the relevant City authority as soon as possible.
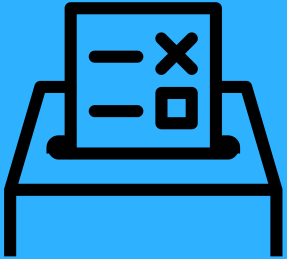
how to work with community councils

A GUIDE FOR DEVELOPERS SEEKING PROJECT APPROVAL

SUBMIT COMPLETED QUESTIONNAIRE AND RUBRIC

→

PRESENT PLANS AND ANNOUNCE INPUT SESSION(S)

→

COLLECT COMMUNITY INPUT AND ADJUST PLANS

→

PRESENT ADJUSTED PLANS AND REQUEST VOTE FOR FOLLOWING MONTH

→

ATTEND VOTE AND SIGN AGREEMENT IF APPROVED

In total, this process requires your presence at 3 different general body meetings and one additional input session. Most community councils meet monthly. Please factor this timeline into your plans so all parties can proceed with reasonable expectations and sufficient time to make this important decision.

## 1 SUBMIT COMPLETED QUESTIONNAIRE AND RUBRIC

In order for community members to make a responsible and informed decision, important project details must be clearly shared in advance. The Questionnaire and Rubric can be obtained from community council leadership or peasleecenter.org/rubric. Score your project based on the commitments to the community you can make and fulfill. Fully complete both documents, submit them to council leadership and/or the designated committee, and request a time to present plans within the agenda of an upcoming meeting of the general body. It is best if the presentation is done when project concepts and numbers are clear, but before full architectural renderings are completed, due to the potential cost impact of suggested changes to follow.

2 PRESENT PLANS AND ANNOUNCE INPUT SESSION(S)

Share project plans with the general body, answer questions, and document feedback. Make clear any proposed changes in landscape, zoning, and/or land use. The council should not be asked to vote on project approval at this time. Announce to the general body the time and location of at least one community input session that meets the criteria laid out in the Rubric. At least a week's notice should be given. Provide contact information as an alternative way for those who can not attend the session to provide input. Ask for guidance regarding other important community anchors where invitations to the input session should be shared, and follow up. Share any plan documents in both hard copy and digital formats so the council may make them widely available.

3 COLLECT COMMUNITY INPUT AND ADJUST PLANS

Provide a forum for residents to offer feedback and input on original plans. (See the attached tips for guidance.) Make sure all attendees have opportunities to offer both verbal and written feedback, and to make open comments. Ask residents about the pre-existing development site and any community assets therein. Document input so that it may be shared publicly. Place priority on addressing collective concerns for the common good and quality of life, as long as those concerns are not based on the exclusion of groups with little economic and political power. Adjust or enhance plans accordingly. When you are ready to present final plans, request from council leadership a follow-up presentation time within a second general body meeting.
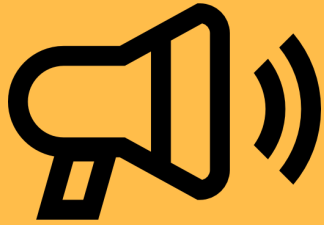
4   PRESENT ADJUSTED PLANS; REQUEST VOTE FOR FOLLOWING MONTH

At this second general body meeting, clearly outline the steps taken to gather input and important conclusions reached, then present adjusted or enhanced plans. The project's final scores in the Community Input and Community Footprint sections of the Rubric will be determined at this time. Request a formal vote on project approval at the following month's general body meeting. Share any updated plans in both hard copy and digital formats so the council may make them widely available. If you have questions about the voting process, ask council leadership to share any relevant bylaws and procedures for your review.

5   ATTEND VOTE AND SIGN AGREEMENT IF APPROVED

Attend this third general body meeting to provide a basic review and answer any questions. Out of respect for the council's agency and the integrity of the voting process, adhere to relevant bylaws and follow these additional guidelines:

- Individuals who are not full-time residents within the council boundaries should not vote (The council may make exceptions for longstanding, active members who have been displaced from the neighborhood and are seeking housing to return)
- Individuals or organizations that stand to receive direct financial gain by way of this vote should abstain from voting
- No individual or organization may cast a vote in exchange for direct financial or material gain from an interested party or stakeholder

If the general body votes to approve the project, secure the approval by signing and returning the contract that outlines the terms and commitments, when provided by council leadership.

DEVELOPER QUESTIONNAIRE

FOR COMMUNITIES SEEKING EQUITY

PURPOSE

Our goal is to make our neighborhood, and our city, a more equitable and inclusive place to live. In order to accomplish this, we must invest in affordable housing, good job opportunities, great public amenities, civic engagement, public health, fair distribution of resources, and community connection.

Our hope is that smart, healthy development of our built environment can combine our public and private assets in a way that furthers this community vision.

This questionnaire—along with its accompanying rubric—is intended to ensure clear, positive communication and transparency as we explore the potential of collaborating with private developers.

We appreciate your interest in working with our community, and your time and care in filling out this questionnaire.

DEVELOPER DETAILS

Name of Developer: Click here to enter text.

Number of years in business: Click here to enter text.

Please list any affiliates, subsidiaries, or parent/partner companies.

Click here to enter text.

Main Business Address: Click here to enter text.

Phone: Click here to enter text.

Email: Click here to enter text.

Type of Developer (Please check one.)

☐ For profit

☐ Nonprofit

Please note if this developer qualifies as any of the following, as defined in the Cincinnati Municipal Code. (Please check all that apply.)

☐ Minority Business Enterprise

☐ Women Business Enterprise

☐ Minority Women Business Enterprise

☐ Emerging Local Business Enterprise

☐ Small Local Business Enterprise

PROJECT OVERVIEW

Name of Project: Click here to enter text.

Location of Project: Click here to enter text.

Size (area) of project site in acres: Click here to enter text.

Current owner(s) of proposed project site: Click here to enter text.

Please describe the proposed project site, as it currently exists, including all existing structures and any natural landscape. Please also explain if and how these existing elements would be removed, preserved, altered, replaced, or improved if this project moves forward.

Click here to enter text.

Please note what, if any, changes have been made to the site since purchased by the developer or any entity working in partnership with the developer.

Click here to enter text.

Type of Development (Please check all that apply.)

☐ New Build

☐ Renovation

☐ Land/Parcel Development

Please complete the following table indicating all types of real estate to be developed within this project with the size/scale of each.

Type of Real Estate	Number of Units	Total Square Ft	Commercial Rent Per Sq. Ft. Per Month
Residential-- Rental			
Residential-- Homeownership			
Commercial			
Industrial			
Other			

Number of parking spaces: Click here to enter text.

Percentage of common area inside building: Click here to enter text.

If rental residential units are included in the project, please complete this page. There is a table for each of 3 affordability levels (based on Area Median Income, or AMI) scored in the Rubric. The "Total Monthly Cost Target" rows provide a breakdown of each affordability level by type of unit. These targets include both rent and utility costs. Match your planned units, by total monthly cost, to the targets, and provide the actual figures and numbers in the corresponding column. In the spaces provided, please list the project's total units at each level.

Affordable at 60% AMI or higher						
Total Monthly Cost Target	$825+	$883+	$1059+	$1223+	$1365+	
Unit Type	Studio	1BR	2BR	3BR	4BR+	
Square Ft. Per Unit						
Monthly Rent Per Unit						
Estimated Monthly Utility Cost Per Unit						
Total Monthly Cost						Total at this level
Number of Units						

Affordable at 31 – 60% AMI						
Total Monthly Cost Target	$412 - 824	$442 - 882	$530 - 1058	$683 - 1222	$844 - 1364	
Unit Type	Studio	1BR	2BR	3BR	4BR+	
Square Ft. Per Unit						
Monthly Rent Per Unit						
Estimated Monthly Utility Cost Per Unit						
Total Monthly Cost						Total at this level
Number of Units						

Affordable at 30% AMI or below						
Total Monthly Cost Target	$411 or less	$441 or less	$529 or less	$682 or less	$843 or less	
Unit Type	Studio	1BR	2BR	3BR	4BR+	
Square Ft. Per Unit						
Monthly Rent Per Unit						
Estimated Monthly Utility Cost Per Unit						
Total Monthly Cost						Total at this level
Number of Units						

If residential units for homeownership are included in the project, please complete the following table.

Homeownership					
Unit Type	Studio	1BR	2BR	3BR	4BR+
Square Ft. Per Unit					
Estimated Sale Price Per Unit					
Number of Units					

SUBSIDIES

Please indicate all forms of public subsidy that may be utilized for this project, their current statuses within the project, and the estimated monetary value that each would bring to the project.

Category	Name of Subsidy	Please check one				Estimated Value
		Desired but not yet in process	In-process	Granted and finalized	Not being considered for this project	
Public Funding or Grant		☐	☐	☐	☐	
		☐	☐	☐	☐	
		☐	☐	☐	☐	
		☐	☐	☐	☐	
		☐	☐	☐	☐	
Zoning Change		☐	☐	☐	☐	
Infrastructure Assistance		☐	☐	☐	☐	
Land Dedication or Write-Down		☐	☐	☐	☐	
Tax Abatement		☐	☐	☐	☐	
Tax Credit		☐	☐	☐	☐	
		☐	☐	☐	☐	
		☐	☐	☐	☐	

Tax-Exempt Debt		☐	☐	☐	☐	
Tax Increment Financing (TIF)		☐	☐	☐	☐	

We invite you to use Grounded Solutions Network's Inclusionary Housing Calculator to share information that might inform our understanding of the project's feasibility, and the case for subsidy: https://inclusionaryhousing.org/calculator/

COMMUNITY BENEFITS

This section will help familiarize us with the vision for your development project and understand the ways it could impact our community. It is designed to accompany the enclosed Equitable Development Rubric document. With the understanding that community benefits are offered in exchange for public subsidy, we ask that you assess your commitments based on the term length that matches that of the public subsidy you expect to receive. (A 15-year tax abatement should warrant a 15-year community commitment, a permanent zoning change should warrant a permanent community commitment, etc.)

In what ways do you expect this project to impact the quality of life of our neighborhood residents and community members?

Click here to enter text.

Hamilton County and the City of Cincinnati are at a dramatic deficit of affordable housing needed for low-income households. Please use the enclosed Rubric to indicate the score that reflects your commitment to address this need within this proposed project. Please use this space to provide any notes that may help us understand your score in the Housing Affordability category.

Click here to enter text.

The Jobs and Labor category of the Rubric is designed to evaluate the employment opportunities associated with this project. The scoring is layered and involves multiple standards, outlined below. Links are provided for more information. Please check each standard that will be met by this project.

Standard	Basic Description	Requirement	Will meet standard	
Cincinnati Wage Theft Ordinance	Contractors must not have outstanding cases of wage theft, which is when an employer illegally underpays workers for their labor	Required for 1 – 4 point levels	☐	
Ohio Prevailing Wage Contractor Responsibilities	Contractors must meet established industry standards for fair pay and benefits within the trades	Required for 1 – 4 point levels	☐	
Cincinnati Responsible Bidder criteria and requirements	Contractors must actively offer or contribute to state-approved apprenticeship program	Required for 2 point level	☐	
Federal Section 3 Business Concerns criteria	Employers must prioritize the hiring of local, low-income residents	Required for 3 and 4 point levels	☐	
City of Cincinnati local Living Wage rates	Employers must meet established City standards for local Living Wage rates	Required for 3 and 4 point levels	Majority of Employees ☐	All Employees ☐

Is this project expected to create long-term jobs beyond the construction phase? If so, how many new jobs are expected? In what fields/professions will these jobs be?

Click here to enter text.

Please use the Rubric to score your commitment(s) in the Jobs and Labor category, and use this space to provide any notes that may help us understand your score.

Click here to enter text.

**Scoring in the Community Input and Community Footprint categories requires an assessment of the developer's response to needs and desires stated by the community. It is the responsibility of the community council to make a final determination of scores in these categories. Please do your best to estimate initial scores in these areas—guided by the sections below—based on what you already know and the commitments you can make.

The Community Input category is intended to generate the kind of meaningful engagement with residents that is necessary for responsible community development to take place.

Since this engagement should directly impact plans, and because it requires no construction or heavy funding, it is expected that the score in this category is earned *before* any official community council approval or endorsement is given. (Note: this does not prohibit the ongoing gathering of further community input as the project progresses, but rather sets a base-level expectation up front.) Please estimate your score, and offer relevant notes here.

Click here to enter text.

Scoring in the Community Footprint category depends on a combination of project plans, the development site, and community thoughts and feelings about the site.

If you have not yet completed engagement steps that earn a score in the Community Input category, do your best to identify any on-site assets that may be valuable to the community, and estimate a score in this section based on your commitment(s) to these assets. Explain the reason for your estimated score here.

Click here to enter text.

Points in the Extra Credit categories are available to projects that score a minimum of 50% across the main categories of the Rubric. Please indicate your commitment(s) across the Extra Point categories, and offer any relevant notes here.

Click here to enter text.

Are you willing to sign a Memorandum of Understanding stating that the council's approval/endorsement of the project, and any public subsidies sought to realize it, are given on the basis of these commitments by the developer?

Click here to enter text.

What kind of support or assistance, apart from financial subsidy, does your business need from the community in order to maximize this project's positive impact?
Click here to enter text.

What else would you like to share with us?
Click here to enter text.

EQUITABLE DEVELOPMENT RUBRIC

Cincinnati aspires to be a fair and equitable place to live. This evaluation tool stems from an effort to make sure this goal is at the forefront of our public decisions about development. It is designed to score proposed development projects by their contributions toward equity across class and race in our city.

The rubric's 4 main categories form its core. <u>Jobs and Labor</u> and <u>Community Input</u> apply to all projects; <u>Housing Affordability</u> and <u>Community Footprint</u> are applied based on certain criteria. Each category is scored on a 4-pt scale.

Any project that scores at least 50% of points across all applicable main categories is eligible to earn Extra Credit points, based on the criteria listed.

This tool is intended for use by a number of different folks— citizens, community councils, developers, and city officials.

Citizens and Community

Use this rubric to learn about and impact projects proposed in your neighborhood and city.

Get involved! Ask questions, suggest solutions, and make informed decisions when you are asked for your support.

This information is power— use your civic voice to steer our city in the right direction!

Developers

Use this rubric to better understand how projects fit with necessary progress steps toward equity in Cincinnati.

Apply it to your own projects. Offer communities honest assessments, and commit to delivering community benefits in return for public subsidies, incentives, and support.

City Officials

Use this rubric to ensure a return for our public resources that advances our city's equity.

Incorporate this framework into our legislation and public practice, and invest in basic structures for monitoring and accountability.

HOUSING AFFORDABILITY

This section is meant to be used for projects that include significant residential development.

When evaluating a project that does not include residential units, the Score 1 column criteria may be used to award a bonus point.

0 pts.	1 pt.	2 pts.	3 pts.	4 pts.
Project is exclusively market rate, and no significant contribution will be made to Affordable Housing Trust Fund	Project is exclusively market rate, but includes significant financial contribution (equal to 10% of project's tax liability on top of existing CPS and VTICA payment requirements) to Affordable Housing Trust Fund.	EITHER At least 25% of project units are affordable at 60% Area Median Income (AMI) or less OR At least 10% of project units are affordable at 30% AMI or less	EITHER At least 35% of project units are affordable at 60% AMI or less OR At least 15% of project units are affordable at 30% AMI or less	EITHER At least 65% of project units are affordable at 60% AMI or less OR At least 30% of project units are affordable at 30% AMI or less

*These affordable units must be priced and reserved for income-qualified tenants, using HUD calculations and adjustments for the area's median gross income.

*2 bonus points are awarded if the on-site affordable units are financed without the use of dedicated public funding/resources for affordable housing.

Score:

JOBS AND LABOR

This section is meant to be used for all projects.

A score of 3 or 4 is only attainable for projects that will generate a significant number of new, post-construction jobs.

0 pts.	1 pt.	2 pts.	3 pts.	4 pts.
Project offers no commitment to ethical labor standards beyond basic applicable labor laws	BOTH Project abides by Cincinnati's Wage Theft Ordinance and all other applicable labor laws AND All contractors used throughout the construction process meet Ohio Prevailing Wage Contractor Responsibilities	BOTH Criteria in Score 1 column are met AND All contractors used throughout the construction process meet Cincinnati's Responsible Bidder criteria and requirements	BOTH Criteria in Score 1 column are met AND Post construction, owner of development and all commercial tenants pay a _majority_ of their employees at least the local living wage rates established by the City of Cincinnati, AND meet the criteria for federal Section 3 Business Concerns	BOTH Criteria in Score 1 column are met AND Post construction, owner of development and all commercial tenants pay _all_ adult employees at least the local living wage rates established by the City of Cincinnati, AND meet the criteria for federal Section 3 Business Concerns

Score:

COMMUNITY INPUT

This section is meant to be used for all projects.

0 pts.	1 pt.	2 pts.	3 pts.	4 pts.

Developer does not plan to engage local, low-income residents outside of community council visit(s) requested/required by the city	**BOTH**
	
	• In addition to presentation at community council, developer holds a public input session that meets the following standards:
	
	  * Held during evening or weekend hours
	  * Advance notice given to community council and other community anchor institutions
	  * Held at location within walking distance of development site
	  * Held at ADA accessible venue
	
	AND
	
	• Project plans thereafter reflect a good faith effort to incorporate the resulting community input, and are re-presented at community council
		BOTH
		
		• Criteria in Score 1 column are met
		
		AND
		
		• An alternative input mechanism (ex. survey) is made easily accessible to all stakeholders based within 5 minutes walking distance to development site
			BOTH
			
			• Criteria in Score 1 column are met
			
			AND
			
			• Secures project support from a majority of non-profit organizations in the development neighborhood (and/or adjacent neighborhoods) that primarily serve a low-income population
				BOTH
				
				• Criteria in Score 1 column are met
				
				AND
				
				• Local, low-income residents hold at least 20% of positions within the project's governing board with decision-making power over project design, siting, development, and management

Score:

COMMUNITY FOOTPRINT

This section is meant to be used if the proposed development site, at the time of the developer's purchase, included any assets that served a public/community need or good. Such assets include, but are not limited to:
recreation space; green space; social gathering space; small, neighborhood-serving business; social services; housing; trees and vegetation

0 pts.	1 pt.	2 pts.	3 pts.	4 pts.
Project offers no plans to preserve or replace existing community asset(s)	Project replaces and relocates the asset(s), at equal or greater value IF, AND ONLY IF, BOTH • The new location is within 5 minutes walking distance of site AND • Robust support for the relocation plan is secured from residents and community stakeholders in the immediate area *In order to earn this point, a minimum of Score 3 should be earned in the Community Input category	Project arranges for the continued existence of the asset(s), in place and at levels of capacity, affordability, and accessibility comparable to, or better than, those pre-development	BOTH • Project meets criteria in Score 2 column AND • Integrates design plans with existing asset(s) to support and strengthen use and quality of community benefit	BOTH • Project meets criteria in Score 3 column AND • Developer contributes significant in-kind or financial contribution (equal to 10% of project's tax liability on top of existing CPS and VTICA payment requirements) to further the positive community impact of the asset(s)

Score:

EXTRA CREDIT

This section is meant to account for important community benefits not represented in the main 4 sections. Projects that score a minimum of 50% in the main 4 sections are eligible to earn Extra Credit points according to the corresponding criteria. Extra Credit points will be counted in the project's total score.
Each Extra Credit category occupies a row below. Projects may not score points in more than one column per category.

	1 pt.	2 pts.	3 pts.	4 pts.
Diversity and Inclusion	Owner of development and all commercial tenants meet the contractor requirements and criteria in the City of Cincinnati's Equal Employment Opportunity Program	BOTH • Criterion in Score 1 column is met AND • At least 1 commercial tenant org. within the development qualifies as a Minority Business Enterprise (MBE), Women Business Enterprise (WBE), or Minority Women Business Enterprise (MWBE) as defined in the Cincinnati Municipal Code	BOTH • Criterion in Score 1 column is met AND • Either the developer qualifies, or a majority of commercial tenant orgs. within the development qualify as MBE's, WBE's, or MWBE's as defined in the Municipal Code	ALL OF THE FOLLOWING: • Criterion in Score 1 column is met • Project meaningfully incorporates the 7 principles of universal design • Project provides space available for use by the general public
Public Space and Infrastructure *Note: In order to earn 3 or 4 points in this category, a project must also earn 4 points in the Community Footprint category and at least 3 points in the Community Input category	Developer makes a significant in-kind or financial contribution (equal to 10% of project's tax liability on top of existing CPS and VTICA payment requirements) to the city in general support of public spaces and amenities	Developer makes a significant in-kind or financial contribution (equal to 10% of project's tax liability on top of existing CPS and VTICA payment requirements) in direct support of a public space or amenity located in a primarily low-income area of Cincinnati	BOTH • As its primary purpose, the project develops or redevelops a public space or amenity AND • The resulting public asset remains public in its ownership and governance, and is accessible, affordable, and welcoming to people of all income levels	BOTH • Criteria in Score 3 column are met AND • The resulting public asset is located in a primarily low-income area of Cincinnati

Score:

EXTRA CREDIT

This section is meant to account for important community benefits not represented in the main 4 sections.
Any project that meets the criteria below may be awarded the corresponding Extra Credit points, to be counted in its total score.
Each category occupies a row below. Projects may not score points in more than one column per category.

	1 pt.	2 pts.	3 pts.	4 pts.
Natural Environment	Project is certified LEED Silver	Project is certified LEED Gold or Platinum	Project is Living Building Petal certified	Project is Living Building Full certified
Community Organizations and Programs	Developer offers a significant financial or in-kind contribution to a program, project, or org. with the primary purpose of meeting an established community need not already accounted for in this rubric AND Low-income Cincinnati residents will be directly served by this organization	Project provides full-time space for a nonprofit or community-based org. with the primary purpose of meeting an established community need not already accounted for in this rubric AND Low-income Cincinnati residents will be directly served by this organization	At least half of the project is utilized full-time by a nonprofit or community-based org. with the primary purpose of meeting an established community need not already accounted for in this rubric AND Low-income Cincinnati residents will be directly served by this organization	Project is owned and occupied by a nonprofit or community-based org. with the primary purpose of meeting an established community need not already accounted for in this rubric AND Low-income Cincinnati residents will be directly served by this organization

Score:

EXTRA CREDIT

This section is meant to account for important community benefits not represented in the main 4 sections.
Any project that meets the criteria below may be awarded the corresponding Extra Credit points, to be counted in its total score.
Each category occupies a row below. Projects may not score points in more than one column per category.

	1 pt.	2 pts.	3 pts.	4 pts.
Local Enterprise	No less than 30% of the project's contract work is awarded to Emerging Local Business Enterprises (ELBE) or Small Local Business Enterprises (SLBE), as defined in the Cincinnati Municipal Code	The project provides commercial space to an ELBE or SLBE committed to significant local sourcing and procurement within their business model	The developer qualifies as an ELBE or SLBE, as defined in the Cincinnati Municipal Code OR The majority of the project's financing comes from a lending institution with at least a moderate rating by Bank Local	The project provides commercial space to a worker-owned cooperative

Score: