BLC
Blue Line Coalition

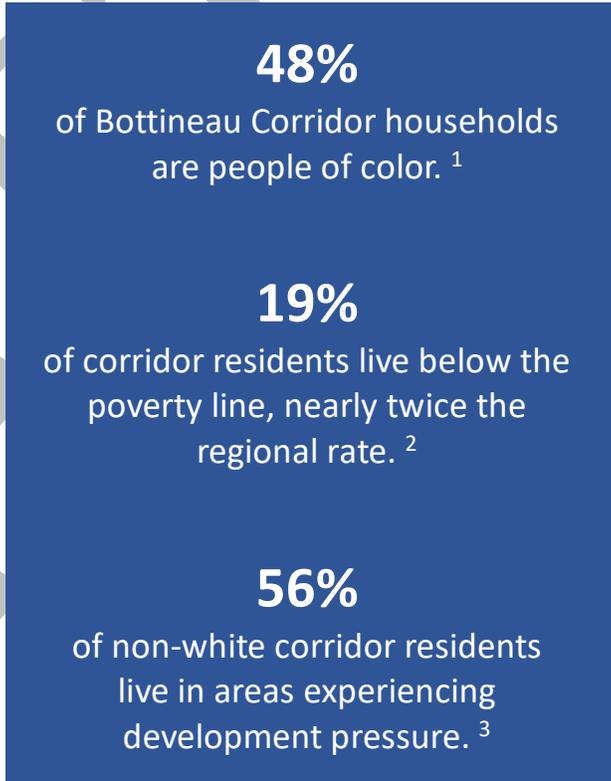# Equitable Development Scorecard
Blue Line Extension Corridor

About the Blue Line Extension Corridor

The METRO Blue Line Extension, or Bottineau, Corridor is a 13-mile path of a planned light-rail transit project. The corridor runs through North Minneapolis, Golden Valley, Robbinsdale, Crystal, and Brooklyn Park. This corridor is home to a diverse array of cultures, including both immigrant communities and historic communities of color. Despite this diversity, corridor residents share many common values including family, faith, entrepreneurship, creativity, and mutuality. Family and social ties extend across the five corridor cities' borders to create a vibrant and connected community.

However, many Blue Line Extension Corridor residents have been excluded from our region's prosperity. Structural barriers to full economic inclusion include insufficient public transit, a lack of capital investment, segregated housing, and institutionalized racism.

48%
of Bottineau Corridor households are people of color. [1]

19%
of corridor residents live below the poverty line, nearly twice the regional rate. [2]

56%
of non-white corridor residents live in areas experiencing development pressure. [3]

About the Blue Line Coalition

The Blue Line Coalition is a coalition of organizations dedicated to building community-based power to advance local and regional equity and community health. Our vision is to create healthy, vibrant communities of opportunity where low-income people, people of color, new immigrants and people living with disabilities participate in and benefit from systems, decisions, and activities that shape their neighborhoods. Everyone, regardless of race, age, economic status, ability, or the neighborhood in which they live, has access to essential ingredients for environmental, economic, social and cultural well-being including living-wage jobs, entrepreneurial opportunities, viable housing choices, public transportation, good schools, strong social networks, safe and walkable streets, services, parks, and access to healthy food.

About the Equitable Development Scorecard

This scorecard was adapted by the Blue Line Coalition from the Equitable Development Principles and Scorecard. This scorecard is intended to guide development in this corridor in a way that is responsive to community needs and desires. Its primary goals are to prevent involuntary displacement of current corridor residents and businesses, particularly those within a mile of a Blue Line station, and to advance equity through access to transit, jobs, and housing.

How to Use this Scorecard

1. Fill out the project information sheet on page 4.
2. Hold conversations with your group around each criterion and give each one a score from 1-5.
3. Add up all of the scores below for the final score.

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

_____/_____ Equitable Community Engagement Score

_____/_____ Equitable Land Use and Design Score

_____/_____ Equitable Transportation Score

_____/_____ Equitable Economic Development Score

_____/_____ Equitable Housing Score

_____/_____ Total (Points Earned/Max Possible)

[1] METRO Blue Line Extension Final Environmental Impact Statement, 2016.
[2] Bottineau Transitway Health Impact Assessment, 2013.
[3] Bottineau Corridor Housing Needs and Affordability Assessment, 2014. (Development pressure is defined as an increase in property values, median income, or education level at a greater rate than regional changes.)

Principles of Equitable Development

Public subsidies provided to developers and corporations should result in concrete and measurable community benefits for local residents as defined by their community.

Equitable Community Engagement practices involve local community members most affected, especially low-wealth residents, people of color, indigenous people, neighborhood groups, community organizations, people living with disabilities, immigrants, and small businesses, in the development project.

Equitable Land Use and Design practices require that the overall vision, plan, and implementation includes local communities' assets, aspirations, potential, and preferences. They aim to keep current residents in the area and develop projects that promote people's health, well-being, and prosperity.

Equitable Transportation practices integrate transit into walkable, livable, and affordable land use practices to enhance healthy living within low-income communities and communities of color.

Equitable Economic Development practices require evidence that policies and programs work to prioritize community based financial intelligence, sustainable wealth creation, and high-quality job opportunities that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color.

Equitable Housing practices give families of all income levels access to housing that costs no more than 30% of their household income.

Project Information Sheet

Project/Plan Name: _____

Location of Project/Plan: _____

Score

Is the project part of a bigger land use plan? 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 and Demographics: _____
_____
_____
_____

Community Engagement Practices

Equitable Community Engagement practices require evidence that local community members most affected, especially low-wealth residents, people of color, indigenous people, neighborhood groups, community organizations, people living with disabilities, immigrants, and small businesses are involved in the development project.

Score 1 is low, 5 is high	Equitable Practice	Responsible Party (developer, community, government)
	Project was initiated by the community.	
	Local community members are engaged within the first six months of the planning process.	
	Ongoing communication and feedback loops are established. Communication is shared through multiple platforms, including mail, social media and e-mail, community newsletters, community-based organizations, and community meetings/events.	
	Engagement practices are tailored to the community. Residents of color, immigrants, low-income residents, renters, residents with disabilities, multilingual communities, and others are represented in the engagement process.	
	The community has authority in the decision-making process; community members with this authority reflect the demographic makeup of the community.	
	Significant changes to the plan/project trigger additional community engagement.	
	The plan and project include the community's goals, priorities, and criteria for growth.	

	Community requests and inquiries receive written responses. When community recommendations cannot be accommodated, an explanation is provided.	
	Contracting priority is given to existing community and cultural organizations who have demonstrated a deep connection to the neighborhood.	
	The project includes a specific budget for community engagement.	
____/____ Total Community Engagement Score (Points Earned/Max Possible)		

Land Use and Design Practices

Equitable Land Use practices require evidence that the overall vision, plan, and implementation includes local community's assets, aspirations, potential, and preferences with the intention of retaining current residents and developing projects that promote people's health, well-being and prosperity.

Score 1 is low, 5 is high	Equitable Practice	Responsible Party (developer, community, government)
	Beneficial and harmful impacts on environmental health, economic prosperity, and social vitality are assessed and documented in partnership with the community. Equity impacts for low-wealth residents, people of color, indigenous people, people living with disabilities, immigrants, and small businesses are assessed in partnership with these residents.	
	The development mitigates any existing water, air, and soil contamination on the site.	
	The development connects to the existing neighborhood. Publicly-accessible amenities include green space, biking/walking trails, play areas, community gardens, public art, shade trees, benches, and trash cans.	
	Project plan includes a long-term commitment to maintenance of the property. Snow, ice, litter, plants, etc. are well-managed.	
	The development's design reflects local cultural heritage and complements the existing neighborhood character.	
	Public art is included in the development. Local artists reflecting the community's diversity are commissioned to create this art.	
	The project uses high-quality and environmentally responsible construction materials that will provide lasting quality, reduce environmental impacts, and reduce utility bills for tenants.	

	The development process and resulting project include recognition of the land's history: where the land came from and who lived on or owned the land in the past. The development's design promotes understanding of and healing from this history.	
	The development is designed with an eye for the future, including the ability to incorporate future smart technologies that can expand access, reduce environmental impacts, and lengthen the lifespan of the development.	
_____/_____ **Land Use and Design Score** (Points Earned/Max Possible)		

Transportation Practices

Equitable Transportation practices integrate transit into walkable, livable, and affordable land use practices to enhance healthy living within low-income communities and communities of color.

Score 1 is low, 5 is high	Equitable Practice	Responsible Party (developer, community, government)
	Project design is transit-oriented and promotes walking, biking, and transit use while minimizing auto-oriented design.	
	Walking and biking in and around the site is safe and pleasant. Features such as paths, lighting, benches and resting areas, traffic-calming designs, and bike racks are included.	
	Enhanced transit services, including circulator buses, that connect to LRT stations and local destinations are included in the development.	
	Corners and transit stops are maintained, including snow/ice and litter removal, lighting, and benches.	
	Wayfinding installations use best practices for inclusivity and accessibility.	
_____/_____ **Total Transportation Score** (Points Earned/Max Possible)		

Economic Development Practices

Equitable Economic Development practices require evidence that policies and programs prioritize community-based financial intelligence, sustainable wealth creation, and high-quality job opportunities that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color.

Score 1 is low, 5 is high	Equitable Practice	Responsible Party (developer, community, government)
	Jobs located within the development (including contracted positions) pay a living wage and prioritize hiring of local residents.	
	The business plan includes specific strategies for prioritizing hiring of local residents who live within the Blue Line Extension corridor, as well as partnerships with workforce development organizations to help local residents attain any needed skills for jobs resulting from the development.	
	Commercial lease agreements prioritize locally-owned businesses, business owners of color, and long-term affordability.	
	Affordable commercial ownership opportunities are created.	
	Project uses corridor workforce/education programs to connect residents to project construction jobs and long-term employment.	
	Local community—defined based on geography as well as historically underrepresented communities—is given preference when hiring workers, consultants, contractors, and developers as a strategy to address disparities.	

	Public funding criteria rewards applicants who have a proven history of ensuring that their workers have living-wage jobs with benefits and the right to organize for labor agreements without fear of retaliation. Long-term accountability measures ensure monitoring and enforcement. If funding is awarded and the agreements are not reached, funding is returned to the affected community.	
____/____ **Total Economic Development Score** (Points Earned/Max Possible)		

Housing Practices

Equitable Housing practices require evidence that families at all income levels have access to housing that costs no more than 30% of the household income.

Score 1 is low, 5 is high	Equitable Practice	Responsible Party (developer, community, government)
	Housing projects include a minimum 20% of units designated as long-term affordable. Some units are affordable to households with incomes at 30-50% of the median income in the corridor.	
	The development includes units that are most needed in the Blue Line Extension corridor (3+ bedroom units, senior housing, affordability at or below 50% AMI).	
	If the site is currently occupied, displacement prevention strategies are in place for current residents. Current residents have been given first option to purchase the site.	
	The proposed development maintains or increases the total number of affordable housing units on the property.	
	Affordable homeownership opportunities are promoted.	
	Strategies are in place to address contributing factors to the cost of living, including the risk of increased property taxes for residents in or around the development site.	
	Public funding criteria requires long-term affordability and rewards applicants whose developments provide the most affordability.	
_____/_____ **Total Housing Score** (Points Earned/Max Possible)		

Blue Line Extension Corridor Resources

METRO Blue Line Extension Project Background
Metropolitan Council Project Page: www.metrocouncil.org/Transportation/Projects/Future-Projects/Bottineau-Transitway.aspx

Corridor Demographics and Environmental Impact Statement (2016):
www.metrocouncil.org/Transportation/Projects/Current-Projects/METRO-Blue-Line-Extension/Environmental/Final-EIS.aspx

Hennepin County Bottineau Community Works: www.hennepin.us/residents/transportation/bottineau-community-works

Health Equity
Bottineau Transitway Health Impact Assessment (2013): www.hennepin.us/bottineauhia

Life Expectancy Disparities in the Blue Line Extension Corridor (2014):
www.blcoalition.files.wordpress.com/2018/05/bott-corridor-average-life-expectancy.pdf

Housing
Corridor Housing Inventory (2017): www.hennepin.us/-/media/hennepinus/residents/transportation/bottineau/housing-inventory-bottineau-corridor.pdf

Corridor Housing Needs and Affordability Assessment (2014): http://cltnetwork.org/wp-content/uploads/2014/07/Bottineau_Corridor_Housing_Needs__Affordability_053014.pdf

Economic Development
Corridor Economic Development and Market Analysis (2015):
www.hennepin.us/~/media/hennepinus/residents/transportation/bottineau-documents-mpls-gv/market-analysis-report-new.pdf

Spatial and Skills Mismatch of Unemployment and Job Vacancies (2016):
www.cts.umn.edu/research/featured/transitandworkforce

Glossary of Development Terms

Affordable Housing: In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. (U. S. Dept. of Housing and Urban Development, 2015)

AMI – Area Median Income: The amount that divides the area's income distribution into two equal groups, half having income above that amount, and half having income below that amount. Income categories include: Extremely low income = 30% area median income; Very-low income = 50% area median income; Low income = 60% area median income; and Moderate income = 80% area median-income.

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. (CONNECT, 2015)

Community: When federal, state or county governments use the word community they are most often referring to cities and municipalities. In this document when we use the term community we are referring a group of families and individuals who are in relationship to each other either by culture or geography.

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. (Wikipedia, 2015)

Community Land Trust: Nonprofit corporations that develop and steward affordable housing, community gardens, civic buildings, commercial spaces, and other community assets on behalf of a community. (Wikipedia, 2015)

Comprehensive Plan: A geographic specific plan that includes all aspects necessary to guide future growth such as: land use, transportation, natural resources, parks and green space, housing, and economic development. Comprehensive plans are created for metropolitan regions, counties, and cities. A comprehensive plan may also include smaller neighborhood and site-specific plans such as: small area plan, master plan, and development plan.

Environmental Justice: The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. (Environmental Protection Agency, 2015)

Environmental standard: State and federal laws that regulate pollution. See EPA http://www2.epa.gov/lawsregulations. For Minnesota see http://www.pca.state.mn.us/

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

Equitable development: A process for creating healthy, vibrant communities of opportunity. Equitable outcomes

result when strategies are put in place to ensure that low-income communities and communities of color participate in and benefit from investments that shape their neighborhoods and regions. (PolicyLink, 2015)

Livability: The sum of the factors that add up to a 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)

Living Wage: A wage that affords the earner and her or his family the most basic costs of living without need for government support or poverty programs. A living wage is a complete consideration of the cost of living. Wages vary according to location, as costs of living vary. (Living Wage Action Coalition, 2015)

Mixed-use development is a development that combines two or more different types of land uses, such as residential, commercial, employment, and entertainment uses, in close proximity. In some communities, mixed use may be defined as different uses contained within the same physical structure. (San Joaquin Valley Councils of Government, 2015)

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking builds on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. (Project for Public Spaces, 2015)

Section 3: Housing and Urban Development requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. (U. S. Department of Housing and Urban Development, 2015)

Social impact assessment is a process of evaluating the likely impacts and the consequences (beneficial and adverse) to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalize their understanding of themselves and their society. (Interorganizational Committee on Principles and Guidelines for Social Impact Assessment, 2003)

Smart growth helps communities grow in ways that expand economic opportunity while protecting human health and the environment. (Environmental Protection Agency, 2015)

Streetscaping: Public works programs to improve streetscape conditions that can include changes to the road cross section, traffic management, pedestrian conditions, landscaping, street furniture (utility poles, benches, garbage cans, etc.), building fronts, and materials specifications. (North Central Texas Council of Governments, 2015)

Sustainable Communities: Urban, suburban, and rural places that successfully integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: 1) economic competitiveness and revitalization; 2) social equity, inclusion, and access to opportunity; 3) energy use and climate change; and 4) public health and environmental impact. (U. S. Dept. of Housing and Urban Development, 2015)

Tax Abatement: Reduction of, or exemption from taxes granted by a government for a specified period, usually to encourage certain activities such as investment in capital improvements and development projects. A tax incentive is a form of tax abatement. (City of Cocoa, Florida, 2015)

Tax Increment Financing: Tax increment financing (TIF) is a method of financing the public costs associated with a private development project. Essentially, the property tax increases resulting from development are targeted to repay the public infrastructure investment required by a project. (State of Nebraska, 2015). TIF funds can be dedicated for the development of affordable housing.

Transit Oriented Development (TOD): Development of commercial space, housing, and job opportunities close to public transportation, thereby reducing dependence on automobiles. TODs are typically designed to include a mix of land uses within a quarter-mile walking distance of transit stops or core commercial areas. (U. S. Dept. of Housing and Urban Development, 2015)

Transit: Public transportation in the form of buses, bus rapid transit, streetcars, light rail trains, and commuter rail.

Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. (Mace, 2015)

Walkability: A walkable community is one where it is easy and safe to walk to goods and services (i.e., grocery stores, post offices, health clinics, etc.). Walkable communities encourage pedestrian activity, expand transportation options, and have safe and inviting streets that serve people with different ranges of mobility. (Laura Sandt, 2015)

Wayfinding: The ease with which one proceeds and is facilitated through an environment from one point of interest to another. Wayfinding systems include such components as basic layout of building and site, interior and exterior landmarks, views to outside, signs, floor and room numbering, spoken directions, maps, directories, logical progression of spaces, and color coding. (CRC for Construction Innovation, 2007)

Zoning: The classification of land by types of uses permitted and prohibited in a given district, and by densities and intensities permitted and prohibited, including regulations regarding building location on lots. (Partnership for Working Families, 2015)

Glossary References:
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