
EQUITABLE DEVELOPMENT SCORECARD



Special thanks to **Jeff Spiehs,**
Vicki Quaites-Ferris, Erin Porterfield
and **Ashley Rae Turner** for their work in
adapting and sharing this scorecard.

TABLE OF CONTENTS

Introduction to the Scorecard

When to Use the Equitable Development Scorecard	4
Principles of Equitable Development Overview	5
How to Use the Scorecard	6

The Scorecard

Project Overview Sheet	8
Project Score Calculation	9
Equitable Community Engagement Criteria	10
Equitable Housing Criteria	13
Equitable Transportation Criteria	15
Equitable Economic Development Criteria	17
Equitable Land Use Criteria	19
Glossary	21

WHEN TO USE THE EQUITABLE DEVELOPMENT SCORECARD

The Equitable Development Scorecard template was originally created in 2016 by community leaders in the Minneapolis/St. Paul area 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. Find more information about their work at www.thealliancetc.org/our-work/equitable-development-scorecard/

That scorecard was adapted for local use in the Omaha-Council Bluffs metropolitan region by the Heartland 2050 Equity & Engagement Committee with input from community members and subject matter experts. Find out more about the committee at www.heartland2050.org/equity-engagement/

The Equitable Development Scorecard can be used by any member of the community to score an actual or proposed development project on equity-related criteria in five broad categories: **Community Engagement, Housing, Transportation, Economic Development and Land Use**. This process can help you discuss how a project or initiative meets your community's standards for equity.

We hope the scorecard will help give project developers an **understanding of community desires** and help **guide them to more equitable development practices**. The scorecard can serve as a **conversation starter** between the community and any group undertaking a development project in our area, and could also be used as a **checklist** for developers or government entities during project development.

Individuals or community groups like neighborhood associations, advocacy organization, or nonprofits could use this scorecard when:

- Community visioning or planning
- Providing feedback on a proposed development project in their area
- Evaluating a development project that has been completed or is currently in progress
- Making policy change recommendations

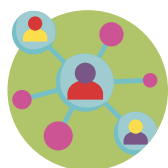
Governments and planners could use this scorecard when:

- Community visioning or planning
- Evaluating a proposed development project
- Engaging residents, businesses and developers in planning decisions
- Developing project guidelines for RFPs
- Evaluating the impacts of development policy
- Making policy change recommendations

Visit www.heartland2050.org/scorecard to find this scorecard and related materials!

PRINCIPLES OF EQUITABLE DEVELOPMENT OVERVIEW

Equitable developments and investments, including public subsidies provided to developers and corporations, should result in concrete and measurable community benefits, as defined by their community, for local residents, including historically and systemically marginalized people.



Equitable Community Engagement Practices connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.



Equitable Housing Practices provide families of all income levels access to housing that costs no more than 30% of their household income. Current community members and those historically marginalized or excluded should play a central role in defining community housing needs, should be able to stay in their chosen communities, and should have access to affordable, quality housing options and tenant protections.



Equitable Transportation Practices integrate a variety of transportation options, including transit, into walkable, livable, and affordable land use decisions to enhance healthy living and reduce transportation costs, specifically within low-income communities and communities of color.



Equitable Economic Development Practices require evidence that policies and programs prioritize community wealth building, high-quality job opportunities, and local investment and ownership opportunities to prevent unwanted displacement of historically and systemically marginalized community residents and small businesses and build stronger local and neighborhood economies.



Equitable Land Use Practices require that the overall vision, plan, and implementation of a development project 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.

HOW TO USE THE SCORECARD

- 1. Fill out the Project Overview sheet with the information available to you.** This sheet describes the project and the people who are involved in the process. Note any questions or missing information you'd like to follow up on later.
- 2. Determine if you'll use the scorecard as-is or whether you'd like to make changes.** It can be useful to have a shared scorecard that can be used across the region, but not all criteria may apply to your community or project. If desired, you may customize each section's criteria according to your group or community's priorities; this could include adding or deleting criteria or changing the weight of particular criteria (giving up to ten points instead of five for a more important criteria, for example). Any changes you make to criteria will change the scoring calculation for that section; make sure you are comfortable with updating the math before making changes.
- 3. Provide a score for each criteria.** You can do this on your own or as a group, but conversation with others may help you decide your score. Use the Glossary to help clear up any questions of content or definition. Score each criteria using a scale of 0-5 (0 means the criteria is not met, 5 means the criteria is fully met). If a criteria is not applicable to the project (for example, there are no housing units included in the project), you can write NA for that criteria, but remember not to include that criteria when calculating the score for that section.
- 4. Calculate the average score for each section.** Add up all of the points you gave for each criteria, then divide by the number of criteria in that section. Remember to account for any criteria you have added or deleted. If you marked NA (not applicable) for a criteria, you do not need to include it in the total number of criteria in the section. Write the section score at the end of each section and add it to the Project Score Calculation sheet.
- 5. Average the scores from each section to determine the final overall score.** You can use the Project Score Calculation page to determine the final score. Remember, any score higher than zero means that the project includes at least some equitable practices.
- 6. Congratulations, you have completed the Scorecard!** Now is the time to determine your next steps. For example, you may want to request additional information from the project developer or use your notes to provide feedback about the project to your planning board or elected officials. You may work to build local support for an equitable project, or advocate for key policy changes to make future projects more equitable. Let us know how you use the scorecard!

Example Scoring Graphic

	Criteria	Score
1	Criteria text here	5
2	Criteria text here	2
3	Criteria text here	4
4	Criteria text here	3
5	Criteria text here	2
6	Criteria text here	3

$$\frac{(5+2+4+3+2+3)}{6} = 3.2$$
Total Points **Number of Criteria** **Section Score**

3.2 Equitable Community Engagement Score

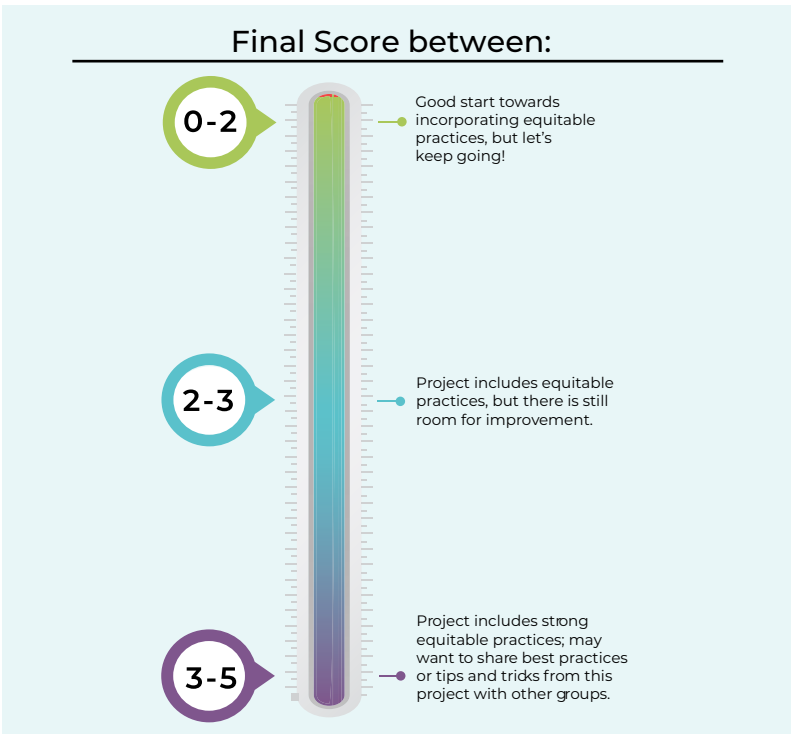
2.5 Equitable Housing Score

4.3 Equitable Transportation Score

3.8 Equitable Economic Development Score

4.2 Equitable Land Use Score

$$(3.16 + 2.50 + 4.25 + 3.8 + 4.2) = 18 \div 5 = 3.6$$
 Final Score



PROJECT OVERVIEW SHEET

Project Name: _____

Project Lead: _____

Project Location: _____

Description of the Project:

Is the project area included in an existing land use plan? Yes/No

If yes, what plan? _____

Developer: _____

Developer Contact Info: _____

Public Agency Contact Info: _____

Other Stakeholders: _____

Public Investments being used for the project:

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

Community Profile (please provide basic demographic info here or attach or link to a document):

Score Received: _____

Top Questions or Concerns raised during scoring: _____

Person or group scoring the project: _____

Project Score Calculation

1. Write the score from each section below.

_____ Equitable Community Engagement Score

_____ Equitable Housing Score

_____ Equitable Transportation Score

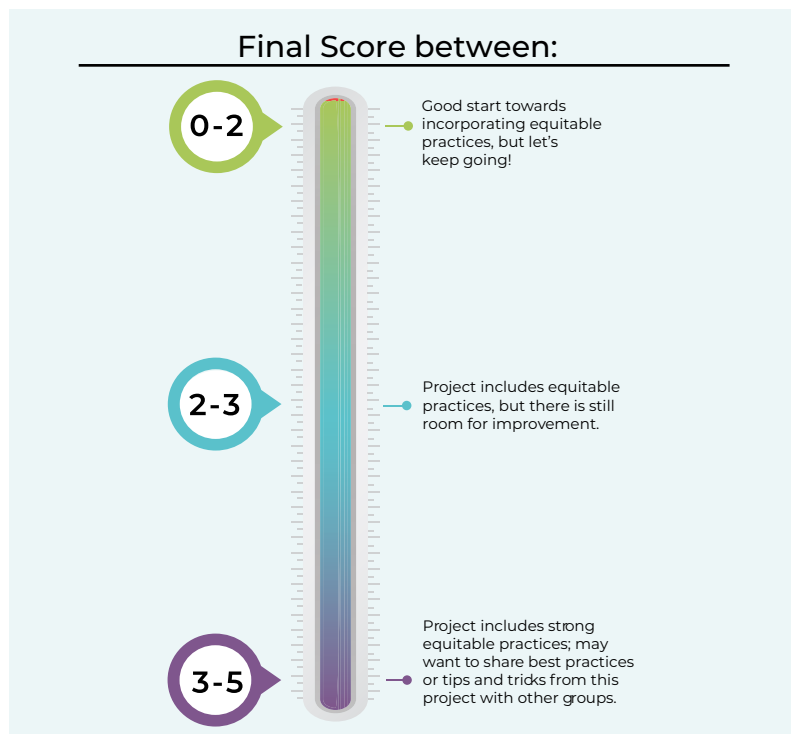
_____ Equitable Economic Development Score

_____ Equitable Land Use Score

2. Add all section scores and divide by 5 to get a Final Score.

_____ ÷ 5 = _____ Final Score

Total of Section Scores





EQUITABLE COMMUNITY ENGAGEMENT CRITERIA

Equitable Community Engagement connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.

Give a score between 0 (criteria not met) and 5 (criteria fully met) for each criteria in this section. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project. If a criteria is not applicable to the project you are scoring, write NA in the score box but remember not to count that criteria when calculating the section score.

Calculate the average score for this section. Add up all of the points you gave for each criteria, then divide by the number of criteria in the section. Remember to account for any criteria you have added or deleted.

Write the section score at the end of each section and add it to the Project Score Calculation sheet (page 9).

Criteria	Score (0-5)	Notes or Questions
1 Project was initiated by the community or is based on needs determined from recent planning efforts.	<input type="text"/>	
2 Project requires community engagement to establish priorities and criteria for land use and economic development to guide future development and growth.	<input type="text"/>	
3 The plan and project are guided by the community's goals, priorities, and criteria for growth and reinvestment.	<input type="text"/>	
4 Community Engagement engages local community members from the beginning of the planning process, before projects are submitted to government agencies for approval.	<input type="text"/>	
5 Stakeholders and community members have authority in the decision-making process for projects with substantial community impact (beyond single-family home construction/rehabilitation).	<input type="text"/>	

Criteria	Score (0-5)	Notes or Questions
<p>6 Community engagement uses a broad variety of tools and tactics to reach community members and meet community needs.</p> <p>For example, meetings are offered both in-person and virtually and are held at a variety of times, locations are welcoming and accessible, translation and/or interpretation is provided, written content uses plain language at an appropriate reading level, both paper and online materials are available and outreach is done both online and in-person.</p>	<input type="checkbox"/>	
<p>7 Community engagement is transparent and accountable. Clear information about processes and opportunities for feedback is provided. The project team shares community feedback and outlines how it was or was not incorporated into the project.</p>	<input type="checkbox"/>	
<p>8 Significant changes to the scope of the plan and/or project prompts additional community engagement.</p>	<input type="checkbox"/>	
<p>9 A plan has been created to engage the community throughout the project lifespan (through construction and opening, for example) to inform on project status, timeline, etc.</p>	<input type="checkbox"/>	
<p>10 Members of non-dominant cultural communities were consulted as individuals and/or partnering institutions, and the outreach plan gathers feedback from people of diverse cultures, ages and religions.</p>	<input type="checkbox"/>	
11	<input type="checkbox"/>	
12	<input type="checkbox"/>	
13	<input type="checkbox"/>	
14	<input type="checkbox"/>	

$\underline{\hspace{2cm}}$ + $\underline{\hspace{2cm}}$ = $\underline{\hspace{2cm}}$
Total Points Number of Criteria Equitable Community Engagement Practices Section Score

Top 3 comments or questions from this section:



EQUITABLE HOUSING CRITERIA

Equitable Community Engagement connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.

Give a score between 0 (criteria not met) and 5 (criteria fully met) for each criteria in this section. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project. If a criteria is not applicable to the project you are scoring, write NA in the score box but remember not to count that criteria when calculating the section score.

Calculate the average score for this section. Add up all of the points you gave for each criteria, then divide by the number of criteria in the section. Remember to account for any criteria you have added or deleted.

Write the section score at the end of each section and add it to the Project Score Calculation sheet (page 9).

Criteria	Score (0-5)	Notes or Questions
1 Housing is safe, healthy and built with quality, lasting materials. Any affordable units are equal in quality to market rate units.	<input type="text"/>	
2 All new or substantially-renovated housing is free from environmental hazards and is built with energy efficiency measures to reduce utility bills for the residents.	<input type="text"/>	
3 Affordable housing is located near or with access to amenities (health and social services, healthy foods, recreation, transportation, education, green space and quality job opportunities) that promote walkability, livability, visitability and community.	<input type="text"/>	
4 Housing projects include units that are long-term or permanently affordable for extremely-low (30% AMI), very-low (50% AMI), low (60% AMI), and/or moderate (80-120% AMI) income families.	<input type="text"/>	
5 Project is designed so that residents of all incomes pay less than 30% of household income on housing and less than 50% of household income for combined housing and transportation costs.	<input type="text"/>	

Criteria	Score (0-5)	Notes or Questions
6 Project provides housing options to create or supplement mixed income neighborhoods.	<input type="checkbox"/>	
7 Project includes displacement prevention strategies and policies to ensure that increased property values benefit current residents.	<input type="checkbox"/>	
8 Housing units provided by the project support a diversity of family sizes and types within the community.	<input type="checkbox"/>	
9 Physical accessibility and visitability is planned for in all new or substantially-renovated housing units.	<input type="checkbox"/>	
10 Housing projects align with long-term community plans.	<input type="checkbox"/>	
11 Housing units have access to high-quality, sustainable and affordable utilities, including broadband internet.	<input type="checkbox"/>	
12	<input type="checkbox"/>	
13	<input type="checkbox"/>	
14	<input type="checkbox"/>	
15	<input type="checkbox"/>	

$$\frac{\text{Total Points}}{\text{Number of Criteria}} = \text{Equitable Community Engagement Practices Section Score}$$

Top 3 comments or questions from this section:



EQUITABLE TRANSPORTATION CRITERIA

Equitable Community Engagement connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.

Give a score between 0 (criteria not met) and 5 (criteria fully met) for each criteria in this section. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project. If a criteria is not applicable to the project you are scoring, write NA in the score box but remember not to count that criteria when calculating the section score.

Calculate the average score for this section. Add up all of the points you gave for each criteria, then divide by the number of criteria in the section. Remember to account for any criteria you have added or deleted.

Write the section score at the end of each section and add it to the Project Score Calculation sheet (page 9).

Criteria	Score (0-5)	Notes or Questions
1 Development infrastructure provides or increases safe, attractive, and convenient access to pedestrian, bicycle, and transit systems.	<input type="text"/>	
2 Development promotes transit user, bicyclist and pedestrian safety.	<input type="text"/>	
3 Parking facilities accommodate bicycle daily use and storage and do not limit access of pedestrians.	<input type="text"/>	
4 Project site has no more than a 30-45 minute trip time for pedestrian, bicycle, and transit connections to amenities like jobs, education, healthcare, healthy foods, cultural resources, recreation, goods, and services.	<input type="text"/>	
5 Attractive, comfortable, accessible transit facilities with adequate seating and protection from weather are available or provided.	<input type="text"/>	
6 Wayfinding and systems information for pedestrians, bicyclists, and transit users is provided.	<input type="text"/>	
7 Project utilizes accessible design principles to ensure accessibility by people of all abilities.	<input type="text"/>	

Criteria	Score (0-5)	Notes or Questions
8 Transportation entities and transit provider(s) are contacted early in the development process to coordinate with the project team and evaluate the need for enhanced or added services.	<input type="checkbox"/>	
9 Community engagement plan includes multi-modal users and related community organizations and networks.	<input type="checkbox"/>	
10 Transportation infrastructure investments include useful life and alternatives analyses.	<input type="checkbox"/>	
11	<input type="checkbox"/>	
12	<input type="checkbox"/>	
13	<input type="checkbox"/>	
14	<input type="checkbox"/>	
15	<input type="checkbox"/>	
16	<input type="checkbox"/>	

$$\frac{\text{Total Points}}{\text{Number of Criteria}} = \text{Equitable Community Engagement Practices Section Score}$$

Top 3 comments or questions from this section:



EQUITABLE ECONOMIC DEVELOPMENT CRITERIA

Equitable Community Engagement connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.

Give a score between 0 (criteria not met) and 5 (criteria fully met) for each criteria in this section. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project. If a criteria is not applicable to the project you are scoring, write NA in the score box but remember not to count that criteria when calculating the section score.

Calculate the average score for this section. Add up all of the points you gave for each criteria, then divide by the number of criteria in the section. Remember to account for any criteria you have added or deleted.

Write the section score at the end of each section and add it to the Project Score Calculation sheet (page 9).

Criteria	Score (0-5)	Notes or Questions
1 Policies are in place to limit displacement of existing businesses and residents, and project land use decisions prioritize the retention and expansion of local businesses.	<input type="text"/>	
2 Project uses local workforce, economic development and/or education programs to connect residents and businesses to temporary and long-term employment opportunities related to the project.	<input type="text"/>	
3 Local community is given preference when hiring consultants, contractors, and developers for the project.	<input type="text"/>	
4 Project prioritizes partners who ensure that their workers have living wage jobs with benefits and the right to organize for labor agreements without fear of retaliation.	<input type="text"/>	
5 New capital and investment opportunities prioritize nonprofits, arts/cultural institutions and entrepreneurial opportunities as well as local, small, and/or minority-owned businesses.	<input type="text"/>	

Criteria	Score (0-5)	Notes or Questions
6 Project investments support a variety of employment opportunities across a range of skill sets.	<input type="checkbox"/>	
7 Project elements and design reflect distinct identities of local cultural heritage through the presence, preservation, or addition of architectural assets.	<input type="checkbox"/>	
8 Project incorporates accessible design principles.	<input type="checkbox"/>	
9 Project includes environmentally responsible, healthy and resource efficient materials and processes throughout the project life cycle.	<input type="checkbox"/>	
10 Project team coordinates with utility providers from the beginning of the project to accommodate project needs and avoid potential issues.	<input type="checkbox"/>	
11 Project site has access to high-quality, sustainable and affordable utilities, including broadband internet.	<input type="checkbox"/>	
12		
13		
14		
15		

$$\frac{\text{Total Points}}{\text{Number of Criteria}} = \text{Equitable Community Engagement Practices Section Score}$$

Top 3 comments or questions from this section:



EQUITABLE LAND USE CRITERIA

Equitable Community Engagement connect with and take leadership from community members who are most affected by the development project, and actively center the needs and vision of the communities who have been historically excluded from planning processes — especially people of color, immigrants, low-wealth people, renters, people with disabilities and those with other marginalized identities.

Give a score between 0 (criteria not met) and 5 (criteria fully met) for each criteria in this section. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project. If a criteria is not applicable to the project you are scoring, write NA in the score box but remember not to count that criteria when calculating the section score.

Calculate the average score for this section. Add up all of the points you gave for each criteria, then divide by the number of criteria in the section. Remember to account for any criteria you have added or deleted.

Write the section score at the end of each section and add it to the Project Score Calculation sheet (page 9).

Criteria	Score (0-5)	Notes or Questions
1 Project aligns with a community-driven vision for development, especially for areas at-risk of or undergoing significant change (including demographic shifts, major land redevelopment, rezoning, environmental pollution cleanup or demolition).	<input type="text"/>	
2 Project land use and site design is people-focused and accommodates multiple modes of transportation.	<input type="text"/>	
3 Project maintains or increases density in line with community needs to promote access to and an increase in amenities (such as housing, jobs, transportation options, healthcare, education, recreation, cultural institutions, healthy foods and green space).	<input type="text"/>	
4 Project improves the livability and visitability of the local neighborhoods through site design, public infrastructure improvements, access to amenities, and transportation options and connections.	<input type="text"/>	
5 Project protects, improves or adds routes for safe transportation to/from high traffic areas (schools, shopping centers, etc.).	<input type="text"/>	

Criteria	Score (0-5)
6 Project supports or increases neighborhood diversity and does not reinforce existing patterns of segregation.	<input type="checkbox"/>
7 Project avoids or mitigates displacement of existing residents.	<input type="checkbox"/>
8 Project is designed to promote positive interactions between residents. This could be accomplished by providing space for community use, celebrating neighborhood cultures or using design to reduce potential cultural tensions.	<input type="checkbox"/>
9 Project team coordinates with representatives from relevant political entities in and around the project area (city, county, schools, etc.), especially for projects in areas near or between multiple jurisdictions.	<input type="checkbox"/>
10 Impacts on cultural resources (historical and archeological) are assessed, and the project is updated to avoid or mitigate harmful impacts.	<input type="checkbox"/>
11 Project site has access to high-quality, sustainable and affordable utilities, including broadband internet.	<input type="checkbox"/>
12 Impacts on environmental health, economic prosperity, and social vitality are assessed, and the project is updated to avoid or mitigate harmful impacts.	<input type="checkbox"/>
13 The project meets local and federal environmental standards on clean air, water and soil without increasing soil toxicity, air or water pollution.	<input type="checkbox"/>
14	<input type="checkbox"/>
15	<input type="checkbox"/>
16	<input type="checkbox"/>

Notes or Questions

$$\underline{\hspace{2cm}} + \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$$

Total Points Number of Criteria Equitable Community Engagement Practices Section Score

Top 3 comments or questions from this section:

GLOSSARY OF TERMS

- **Accessibility:** Accessibility is the design of products, services, or environments to be usable by people of all abilities, regardless of age, disability or other factors.
- **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.
- **Amenity:** In property and land use planning, amenity is something considered to benefit a location, contribute to its enjoyment, and thereby increase its value. (Wikipedia, 2022)
- **Area Median Income (AMI):** Describes the midpoint of an area's income distribution, with half of households having income above that amount and half having income below that amount. The U.S. Dept. of Housing and Urban Development (HUD) calculates AMI for U.S. metropolitan areas on an annual basis. The area median income for the Omaha Council Bluffs Metro FMR Area in 2022 is \$95,100. Household income is compared to the local AMI as a percentage. Most housing programs put households into three categories: those making below 80 percent of AMI (low-income), those making less than 50 percent of AMI (very low-income), and households making less than 30 percent of AMI (extremely low-income).
- **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 to a group of families and individuals who are in relationship to each other either by culture or geography.
- **Communities of Color:** Term for a group or population with shared racial characteristics, shared history, and shared experiences; may or may not be geographically based.
- **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.
- **Cultural Resources:** Cultural resources encompass all the physical evidence of past human activity, including archaeological and historical sites and objects.
- **Density:** Density is the number of developed units in a specific area of land. Residential density, for example, is usually measured by dwelling units per acre (du/ac). The density of developments is determined by zoning codes, and can be an extremely contentious issue in planning and development debates at the local level. (Planetizen, 2022)
- **Displacement:** Displacement is the involuntary relocation of current residents or businesses from an area. Displacement can result from neighborhood revitalization and increased area property values as well as foreclosure, eviction, rent increases and environmental catastrophe. The effects of displacement can include



“Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. An estimated **12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing.** A family with one full-time worker earning the minimum wage cannot afford the local fair market rent for a two-bedroom apartment anywhere in the United States.” (U. S. Dept. of Housing and Urban Development, 2015)

homelessness, loss of community, and loss of access to jobs and mobility. Displaced low-income residents often move to neighborhoods with fewer resources for economic advancement and quality of life. (Planetizen, 2022)

- **Economic Development:** Programs, policies or activities that seek to improve the economic well-being and quality of life for a community.
- **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. Federal laws come from the United States Environmental Protection Agency (EPA).
- **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)
- **Infrastructure:** The set of facilities and systems that are necessary for an area's economy, households and firms to function. Infrastructure includes public and private physical structures such as roads, railways, bridges, tunnels, water supply, sewers, electrical grids, and telecommunications (including Internet connectivity and broadband access).
- **Land use:** Decisions regulating the use of land. Governments use land use planning to manage the development of land within their jurisdictions to plan for the needs of the community. Often one element of a comprehensive plan, a land use plan provides a vision for the future possibilities of development in neighborhoods, districts, cities, or any defined planning area.
- **Livability** is 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** affords the earner and her or his family the most basic costs of living without need for government support or poverty programs. Wages vary according to location, as costs of living vary. (Living Wage Action Coalition, 2015)
- **Low-wealth:** Different from how much income one makes, level of wealth reflects their total assets, or how much a person owns and how much they owe. This can be an indicator of economic vulnerability.
- **Marginalized:** Placed in a position of little to no importance, influence or power.
- **Mixed use development:** Combines two or more different types of land uses, such as residential, commercial, employment, and entertainment uses, in close proximity or within the same physical structure. (San Joaquin Valley Councils of Government, 2015)
- **Mixed income:** A neighborhood or development that offers housing choices for households at all levels of income.
- **Multimodal:** Planning that considers various modes of transportation (walking, cycling, automobile, public transit, etc.) as well as connections between the modes.
- **Pedestrian:** A person traveling by walking.
- **People-focused or people-centered design:** A practice where designers focus on specific people's needs, taking the time to learn from particular populations. (Interaction Design Foundation, 2022)

- **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)
- **Public Subsidy:** A subsidy or government incentive is a form of financial aid or support extended to an economic sector (business, or individual) generally with the aim of promoting economic and social policy. Subsidies come in various forms including: direct (cash grants, interest-free loans) and indirect (tax breaks, insurance, low-interest loans, accelerated depreciation, rent rebates). (Wikipedia, 2022)
- **RFP or Request for Proposals:** A document that announces a project, describes the project, and solicits bids from qualified contractors to complete it. (Investopedia, 2022)
- **Segregation:** The separation or isolation of a race, class, cultural or ethnic group by enforced or voluntary residence in a restricted area, by barriers to social intercourse, by separate educational facilities, or by other discriminatory means.
- **Site Plan or Site Design:** A drawing of the arrangement of buildings, parking, drives, landscaping and any other structure that is part of a development project.
- **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)
- **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:** 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)
- **Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability presumes that resources are finite, and should be used conservatively and wisely with a view to long-term priorities and consequences.
- **Tax abatement:** Reduction 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 (TIF):** Tax increment financing 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).
- **Tenant Protections:** Federal, state and local laws that are designed to prevent housing discrimination and rent gouging while ensuring that tenants have a safe, clean place to live. They also provide tenants with legal recourse if the landlord lets the property become uninhabitable.
- **Transit Oriented Development (TOD):** Development of commercial space, housing, and job opportunities close to public transportation, thereby reducing dependence on automobiles. TOD is 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:** Buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- **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)
- **Useful Life and Alternatives Analysis:** Ways to assess projects that analyze a variety of solutions (alternatives) or that take into account the lifespan (useful life) of potential solutions.
- **Visitability:** Housing designed in such a way that it can be lived in or visited by people of all abilities, including those who have trouble with steps or who use wheelchairs or walkers.
- **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)
- **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)

