MEDICAL DISTRICT IMPACT ASSESSMENT TOOL

Objective: Align investment interests to the stated outcomes of MMDC’s mission statement and provide a framework to development partners to ensure impact-oriented outcomes.

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<th>GOAL</th>
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<td>Addressing blight: Activating vacant land and/or building</td>
<td>Emerging and/or Minority Developer</td>
<td>Affordability at 80-120% AMI</td>
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<td>Delivering density: mixed-use</td>
<td>MWBE subs</td>
<td>Energy efficiency (lower energy cost and environmental benefits)</td>
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<td>Delivering density: 6+ units</td>
<td>Providing multimodality: walking, transit, biking access/safety</td>
<td>Opportunity for direct investment via equity crowdfunding, community REIT, etc.</td>
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<td>Meeting the street: street-facing façade, appropriate lighting</td>
<td>Enhancing public realm and improving infrastructure: sidewalk repair, lighting upgrades, landscaping</td>
<td>Opportunity for direct ownership via rent-to-own, co-op model, etc.</td>
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<td>Incorporating public art</td>
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Addendum A – Impact Assessment Tool – Glossary

**VIBRANT**

**Addressing blight:**
Activating vacant land and/or building

**Delivering density: Mixed-use development -**
A combination of both residential, commercial, and/or office spaces - different program types intended for different users

**Delivering density: 6+ units -**
Creating six or more residential and/or commercial spaces

**Meeting the street:**
Providing a friendly block face that enlivens the public realm, avoiding unnecessarily large setback off the street; providing welcome lighting sequence that enhances perception of safety and security around the building

**Public art:**
Activating space with murals, sculptures, and other forms of art intended to add vibrancy and identity to the development

**EQUITABLE**

**Emerging and/or minority developer**
Project lead and/or team is composed of underrepresented minority group, and/or is an emerging developer or development team with less than 5 years of experience

**MWBE subs:**
A commitment to use certified women and/or minority owned business subs - projects that use 25% or more MWBE subs will qualify for a higher score on the assessment

**Providing multimodality and accessibility:**
Projects that encourage walking, transit, and/or bike use, and enhance mobility options independent of vehicular use
Enhancing public realm:
A commitment to improve the area surrounding the project, including sidewalk repairs, implementing upgraded lighting (potentially coordinating efforts w/ MLGW), and incorporating landscaping element such as planters and flowers to beautify the vicinity

Community Benefits Agreement (CBA):
An agreement and/or contract that the development team has entered into with community/neighborhood groups to provide specific amenities to the local community or neighborhood

PROSPEROUS
Affordability at 80-120% AMI:
A commitment to deliver affordable housing stock in line with HUD Small Area Fair Market Rents (FMRs), as indicated via this link

Energy efficiency:
A commitment to implement sustainable design features and fixtures that lower energy costs and provide environmental benefits

Opportunity for direct investment via equity crowdfunding, community REIT, etc.:
A mechanism to build direct community wealth through direct investment on equity crowdfunding platforms, community REITs, regulation A raises, etc.

Opportunity for direct ownership via rent-to-own, co-op model:
Providing platforms for direct ownership through pathways for a rent to own program; providing cooperative ownership models; leveraging community land trust, etc.