## PROCESS OVERVIEW

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Application</strong></td>
<td>After initial review of guidelines on the online Incentives Dashboard and consultation with SLDC staff, developer will submit an application to SLDC for review.</td>
</tr>
<tr>
<td><strong>Community Benefits Scorecard</strong></td>
<td>Project will first be reviewed with the Community Benefits Scorecard. The project's score will determine if a project is eligible for incentives, and the term and amount of tax abatement that a project can receive. Projects must meet a minimum score to be eligible.</td>
</tr>
<tr>
<td><strong>Rate of Return Analysis</strong></td>
<td>The But-For test will be verified by completing a rate of return analysis on the project to determine the potential return with and without assistance. The projected return will be compared to market comparable information to verify that the project is not being overly incented.</td>
</tr>
<tr>
<td><strong>Cost-Benefit Analysis</strong></td>
<td>The proposed project will be reviewed to determine the projected impact on taxing jurisdictions of the use of incentives, and the projected net benefit resulting from the development occurring.</td>
</tr>
<tr>
<td><strong>Developer Vetting</strong></td>
<td>SLDC will evaluate developers based on previous projects, compliance with previous development agreements, and will ensure that at a minimum developers have no outstanding tax liabilities for previous projects.</td>
</tr>
<tr>
<td><strong>Developer Negotiations</strong></td>
<td>After initial review and scoring of an application, the developer will meet with staff to identify opportunities for additional community benefits and other modifications that will allow the project to receive an improved score.</td>
</tr>
<tr>
<td><strong>Neighborhood Engagement</strong></td>
<td>Depending on the scale of the project and the score on the Community Benefits Scorecard, the developer may be required to participate in a neighborhood engagement process to ensure input from the community on the proposed project.</td>
</tr>
<tr>
<td><strong>Development Agreement</strong></td>
<td>Development agreements will include certain provisions depending on the scale of the project and the score on the Community Benefits Scorecard. Provisions may include clawbacks, MBE subcontracting requirements, and other community investment requirements.</td>
</tr>
<tr>
<td><strong>Reporting and Compliance</strong></td>
<td>Once completed, the developer will be required to provide regular reports and documentation for ongoing compliance through the lifecycle of the incentives.</td>
</tr>
</tbody>
</table>
The Community Benefits Scorecard uses a point system rather than a percentage of total available points. Projects can obtain points in several different categories. A project’s total score on the Community Benefits Scorecard will determine the term and amount of tax abatement it is eligible to receive. Projects must meet a minimum score to be eligible for incentives. The scorecard has separate categories for Residential, Commercial, and Mixed-Use projects.

For projects seeking Tax Increment Finance (TIF) incentives, the scorecard will only determine eligibility for incentives and not the amount of incentives. TIF projects must meet the Tier 2 scoring requirements to be eligible for incentives.

**TAX ABATEMENT**

<table>
<thead>
<tr>
<th>Score</th>
<th>Period 1</th>
<th></th>
<th>Period 2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
</tr>
<tr>
<td>Residential</td>
<td>less than 30</td>
<td>0 years</td>
<td>0%</td>
<td>0 years</td>
</tr>
<tr>
<td>Tier 1</td>
<td>30-50</td>
<td>10 years</td>
<td>80%</td>
<td>10 years</td>
</tr>
<tr>
<td>Tier 2</td>
<td>51+</td>
<td>10 years</td>
<td>90%</td>
<td>15 years</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Score</th>
<th>Period 1</th>
<th></th>
<th>Period 2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
</tr>
<tr>
<td>Commercial</td>
<td>less than 30</td>
<td>0 years</td>
<td>0%</td>
<td>0 years</td>
</tr>
<tr>
<td>Tier 1</td>
<td>30-50</td>
<td>10 years</td>
<td>80%</td>
<td>5 years</td>
</tr>
<tr>
<td>Tier 2</td>
<td>51+</td>
<td>10 years</td>
<td>90%</td>
<td>10 years</td>
</tr>
</tbody>
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<th>Score</th>
<th>Period 1</th>
<th></th>
<th>Period 2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
<td>Maximum Abatement Term</td>
<td>Maximum Abatement Level</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>less than 30</td>
<td>0 years</td>
<td>0%</td>
<td>0 years</td>
</tr>
<tr>
<td>Tier 1</td>
<td>30-50</td>
<td>10 years</td>
<td>80%</td>
<td>5 years</td>
</tr>
<tr>
<td>Tier 2</td>
<td>51+</td>
<td>10 years</td>
<td>90%</td>
<td>10 years</td>
</tr>
</tbody>
</table>
RESIDENTIAL SCORING SHEET

This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

<table>
<thead>
<tr>
<th>PRIORITY AREA</th>
<th>MAX POSSIBLE POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital investment</td>
<td>7</td>
</tr>
<tr>
<td>Walkability</td>
<td>5</td>
</tr>
<tr>
<td>Transit access</td>
<td>7</td>
</tr>
<tr>
<td>Public infrastructure improvements</td>
<td>10</td>
</tr>
<tr>
<td>Minority or Women Owned Business</td>
<td>5</td>
</tr>
<tr>
<td>Geography</td>
<td>30</td>
</tr>
<tr>
<td>Infill development</td>
<td>3</td>
</tr>
<tr>
<td>Leveraging outside funding</td>
<td>3</td>
</tr>
<tr>
<td>Environmental remediation</td>
<td>5</td>
</tr>
<tr>
<td>Historic restoration/ preservation</td>
<td>2</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>50</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>127</strong></td>
</tr>
</tbody>
</table>
CAPITAL AND INFRASTRUCTURE INVESTMENTS

CAPITAL INVESTMENT

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7

Grading Scale:
$1M to $2M = 1 point
$2M to $5M = 2 points
$5M to $7M = 3 points
$7M to $30M = 4 points
$30M to $50M = 5 points
$50M to $80M = 6 points
Over $80M = 7 points

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points based on the value of the public infrastructure. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 10 points can be allocated for this category.

POINTS AVAILABLE: 10

Grading Scale:
$10K to $20K = 1 point
$20K to $50K = 4 points
$50K to $100K = 7 points
Over $100K = 10 points
TRANSPORTATION ACCESS

WALKABILITY

Walkability considers the project’s proximity to amenities within walking distance. The goal of this is to encourage development that improves density and accessibility in the community. SLDC will use Walkscore.com to evaluate projects for this category, but it is anticipated that new methods will be developed in the future which will focus on a project’s proximity to key locations like schools, grocery stores, parks, and more. A maximum of 5 points can be allocated for this category.

POINTS AVAILABLE: 5
Grading Scale:
0-49 = 0 points
50-69 = 3 points
70-100 = 5 points

TRANSIT ACCESS

This category will award points for projects located within ¼ mile and ½ mile of a public transit stop to encourage greater accessibility and provide affordable transportation options for residents and workers. Projects that include the creation of a new public transit stop at or near the site, that has received official approval, will also be considered for scoring. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7
Grading Scale:
Distance to a public transit stop is:
1/4 mile or less = 7
1/4 to 1/2 mile = 4
DIVERSITY

GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category.

POINTS AVAILABLE: 30

Grading Scale:
- EJI-5 = 0 points
- EJI-4 = 5 points
- EJI-3 = 10 points
- EJI-2 = 20 points
- EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
- Yes = 5
- No = 0
DEVELOPMENT ATTRIBUTES

INFILL DEVELOPMENT

Projects that involve infill development help to increase density and improve utilization of existing infrastructure. Infill development will be defined as the development of undeveloped land or the redevelopment of an existing building that will create higher density in terms of total commercial or residential square footage. To qualify, a parcel must already have access to sewer and water infrastructure. Projects that qualify will receive 3 points.

POINTS AVAILABLE: 3

Grading Scale:
Yes = 3 points
No = 0 points

ENVIRONMENTAL REMEDIATION

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points
HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a registered historic site will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:
Yes = 2 points
No = 0 points

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 3 points.

POINTS AVAILABLE: 3

Grading Scale:
Yes = 3 points
No = 0 points
AFFORDABLE HOUSING

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the cost of those units. SLDC will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. A maximum of 50 points can be allocated for this category.

POINTS AVAILABLE: 50

Grading Scale:

<table>
<thead>
<tr>
<th>Percent of Units</th>
<th>50% or More</th>
<th>20% to 49%</th>
<th>10% to 19%</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>50 points</td>
<td>40 points</td>
<td>30 points</td>
</tr>
<tr>
<td>60% AMI</td>
<td>40 points</td>
<td>30 points</td>
<td>20 points</td>
</tr>
<tr>
<td>80% AMI</td>
<td>15 points</td>
<td>10 points</td>
<td>5 points</td>
</tr>
</tbody>
</table>
COMMERCIAL SCORECARD
This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

<table>
<thead>
<tr>
<th>PRIORITY AREA</th>
<th>MAX POSSIBLE POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital investment</td>
<td>7</td>
</tr>
<tr>
<td>Total Jobs</td>
<td>9</td>
</tr>
<tr>
<td>Quality Jobs</td>
<td>5</td>
</tr>
<tr>
<td>Target Industry</td>
<td>5</td>
</tr>
<tr>
<td>Existing Vacant Building Renovation</td>
<td>5</td>
</tr>
<tr>
<td>Façade Improvements</td>
<td>5</td>
</tr>
<tr>
<td>Walkability</td>
<td>3</td>
</tr>
<tr>
<td>Transit access</td>
<td>5</td>
</tr>
<tr>
<td>Public infrastructure improvements</td>
<td>8</td>
</tr>
<tr>
<td>Minority or Women Owned Business</td>
<td>5</td>
</tr>
<tr>
<td>Geography</td>
<td>30</td>
</tr>
<tr>
<td>Infill development</td>
<td>5</td>
</tr>
<tr>
<td>Leveraging outside funding</td>
<td>3</td>
</tr>
<tr>
<td>Environmental remediation</td>
<td>5</td>
</tr>
<tr>
<td>Historic restoration/ preservation</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>102</strong></td>
</tr>
</tbody>
</table>
**CAPITAL AND INFRASTRUCTURE INVESTMENTS**

**CAPITAL INVESTMENT**

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

**POINTS AVAILABLE: 7**

**Grading Scale:**

- $1M to $2M = 1 point
- $2M to $5M = 2 points
- $5M to $7M = 3 points
- $7M to $30M = 4 points
- $30M to $50M = 5 points
- $50M to $80M = 6 points
- Over $80M = 7 points

**PUBLIC INFRASTRUCTURE IMPROVEMENTS**

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points based on the value of the public infrastructure. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 8 points can be allocated for this category.

**POINTS AVAILABLE: 8**

**Grading Scale:**

- $10K to $20K = 1 point
- $20K to $50K = 3 points
- $50K to $100K = 5 points
- Over $100K = 8 points
JOB CREATION

Total Jobs Created

Total jobs will include the total number of permanent jobs that will be created on-site once the proposed project is completed. This does not include temporary construction jobs. All job positions created will need to be posted and coordinated with SLATE and SLPS. A maximum of 9 points can be allocated for this category.

POINTS AVAILABLE: 9
Grading Scale:
1-5 jobs = 5 points
6-20 jobs = 6 points
21-40 jobs = 7 points
41-60 jobs = 8 points
61+ jobs = 9 points

Quality Jobs

Projects will receive 5 points if they pay at least 80% of permanent employees a living wage rate of $14.39 per hour plus at least $4.60 per hour in health benefits, or $18.99 per hour if health benefits are not offered. Living wage and benefit standards will be updated regularly based on the city’s living wage policies and goals.

POINTS AVAILABLE: 5
Grading Scale:
Meets criteria = 5 points
Does not meet criteria = 0 points

Target Industry

Businesses that are identified as "target industries" by the City of St. Louis may receive 5 points. Target industry classifications will be updated regularly based on the city’s economic goals, but currently include the following industries: geospatial, financial technology, agricultural technology, biotechnology, logistics & transportation, healthcare, information technology, and advanced manufacturing.

POINTS AVAILABLE: 5
Grading Scale:
Yes = 5
No = 0
TRANSPORTATION ACCESS

WALKABILITY
Walkability considers the project’s proximity to amenities within walking distance. The goal of this is to encourage development that improves density and accessibility in the community. SLDC will use Walkscore.com to evaluate projects for this category, but it is anticipated that new methods will be developed in the future which will focus on a project’s proximity to key locations like schools, grocery stores, parks, and more. A maximum of 3 points can be allocated for this category.

POINTS AVAILABLE: 3

Grading Scale:
0-49 = 0 points
50-69 = 1 points
70-100 = 3 points

TRANSIT ACCESS
This category will award points for projects located within ¼ mile and ½ mile of a public transit stop to encourage greater accessibility and provide affordable transportation options for residents and workers. Projects that include the creation of a new public transit stop at or near the site, that has received official approval, will also be considered for scoring. A maximum of 5 points can be allocated for this category.

POINTS AVAILABLE: 5

Grading Scale:
Distance to a public transit stop is:
1/4 mile or less = 5
1/4 to 1/2 mile = 3
DIVERSITY

GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category.

POINTS AVAILABLE: 30

Grading Scale:
- EJI-5 = 0 points
- EJI-4 = 5 points
- EJI-3 = 10 points
- EJI-2 = 20 points
- EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
- Yes = 5
- No = 0
DEVELOPMENT ATTRIBUTES

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 3 points.

POINTS AVAILABLE: 3
Grading Scale:
Yes = 3 points
No = 0 points

INFILL DEVELOPMENT

Projects that involve infill development help to increase density and improve utilization of existing infrastructure. Infill development will be defined as the development of undeveloped land or the redevelopment of an existing building that will create higher density in terms of total commercial or residential square footage. To qualify, a parcel must already have access to sewer and water infrastructure. Projects that qualify will receive 5 points.

POINTS AVAILABLE: 5
Grading Scale:
Yes = 5 points
No = 0 points
EXISTING VACANT BUILDING RENOVATION

Projects that utilize previously vacant buildings will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points

FAÇADE IMPROVEMENTS

Projects that include significant improvements to the façade of an existing commercial building will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points
HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a registered historic site will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:
Yes = 2 points
No = 0 points

ENVIRONMENTAL REMEDIATION

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points
MIXED USE
This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

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<tr>
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<td>Quality jobs</td>
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<td>Existing vacant building renovation</td>
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<td>5</td>
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<td>Walkability</td>
<td>3</td>
</tr>
<tr>
<td>Transit access</td>
<td>5</td>
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<td>Public infrastructure improvements</td>
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<td>Minority or women owned business</td>
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</tr>
<tr>
<td>Geography</td>
<td>30</td>
</tr>
<tr>
<td>Infill development</td>
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<td>Leveraging outside funding</td>
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<tr>
<td>Environmental remediation</td>
<td>5</td>
</tr>
<tr>
<td>Historic restoration/ preservation</td>
<td>2</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>50</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>152</strong></td>
</tr>
</tbody>
</table>
CAPITAL AND INFRASTRUCTURE INVESTMENTS

CAPITAL INVESTMENT

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7

Grading Scale:
- $1M to $2M = 1 point
- $2M to $5M = 2 points
- $5M to $7M = 3 points
- $7M to $30M = 4 points
- $30M to $50M = 5 points
- $50M to $80M = 6 points
- Over $80M = 7 points

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points based on the value of the public infrastructure. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 8 points can be allocated for this category.

POINTS AVAILABLE: 8

Grading Scale:
- $10K to $20K = 1 point
- $20K to $50K = 3 points
- $50K to $100K = 5 points
- Over $100K = 8 points
### JOB CREATION

#### Total Jobs Created

Total jobs will include the total number of permanent jobs that will be created on-site once the proposed project is completed. This does not include temporary construction jobs. All job positions created will need to be posted and coordinated with SLATE and SLPS. A maximum of 9 points can be allocated for this category.

**POINTS AVAILABLE: 9**

**Grading Scale:**
- 1-5 jobs = 5 points
- 6-20 jobs = 6 points
- 21-40 jobs = 7 points
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#### Quality Jobs

Projects will receive 5 points if they pay at least 80% of permanent employees a living wage rate of $14.39 per hour plus at least $4.60 per hour in health benefits, or $18.99 per hour if health benefits are not offered. Living wage and benefit standards will be updated regularly based on the city’s living wage policies and goals.

**POINTS AVAILABLE: 5**

**Grading Scale:**
- Meets criteria = 5 points
- Does not meet criteria = 0 points

#### Target Industry

Businesses that are identified as "target industries" by the City of St. Louis may receive 5 points. Target industry classifications will be updated regularly based on the city’s economic goals, but currently include the following industries: geospatial, financial technology, agricultural technology, biotechnology, logistics & transportation, healthcare, information technology, and advanced manufacturing.

**POINTS AVAILABLE: 5**

**Grading Scale:**
- Yes = 5
- No = 0
TRANSPORTATION ACCESS

WALKABILITY

Walkability considers the project’s proximity to amenities within walking distance. The goal of this is to encourage development that improves density and accessibility in the community. SLDC will use Walkscore.com to evaluate projects for this category, but it is anticipated that new methods will be developed in the future which will focus on a project’s proximity to key locations like schools, grocery stores, parks, and more. A maximum of 3 points can be allocated for this category.

POINTS AVAILABLE: 3

Grading Scale:
0-49 = 0 points
50-69 = 1 points
70-100 = 3 points

TRANSIT ACCESS

This category will award points for projects located within ¼ mile and ½ mile of a public transit stop to encourage greater accessibility and provide affordable transportation options for residents and workers. Projects that include the creation of a new public transit stop at or near the site, that has received official approval, will also be considered for scoring. A maximum of 5 points can be allocated for this category.

POINTS AVAILABLE: 5

Grading Scale:
Distance to a public transit stop is:
1/4 mile or less = 5
1/4 to 1/2 mile = 3
DIVERSITY

GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category.

POINTS AVAILABLE: 30
Grading Scale:
EJI-5 = 0 points
EJI-4 = 5 points
EJI-3 = 10 points
EJI-2 = 20 points
EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5
Grading Scale:
Yes = 5
No = 0
DEVELOPMENT ATTRIBUTES

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 3 points.

POINTS AVAILABLE: 3

Grading Scale:
Yes = 3 points
No = 0 points

INFILL DEVELOPMENT

Projects that involve infill development help to increase density and improve utilization of existing infrastructure. Infill development will be defined as the development of undeveloped land or the redevelopment of an existing building that will create higher density in terms of total commercial or residential square footage. To qualify, a parcel must already have access to sewer and water infrastructure. Projects that qualify will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points
EXISTING VACANT BUILDING RENOVATION

Projects that utilize previously vacant buildings will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5
Grading Scale:
Yes = 5 points
No = 0 points

FAÇADE IMPROVEMENTS

Projects that include significant improvements to the façade of an existing commercial building will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5
Grading Scale:
Yes = 5 points
No = 0 points
DEVELOPMENT ATTRIBUTES (CONTINUED)

HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a registered historic site will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:
Yes = 2 points
No = 0 points

ENVIRONMENTAL REMEDIATION

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:
Yes = 5 points
No = 0 points
AFFORDABLE HOUSING

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the cost of those units. SLDC will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. A maximum of 50 points can be allocated for this category.

POINTS AVAILABLE: 50

Grading Scale:

<table>
<thead>
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<th>Percent of Units</th>
<th>50% or More</th>
<th>20% to 49%</th>
<th>10% to 19%</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>50 points</td>
<td>40 points</td>
<td>30 points</td>
</tr>
<tr>
<td>60% AMI</td>
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</tr>
<tr>
<td>80% AMI</td>
<td>15 points</td>
<td>10 points</td>
<td>5 points</td>
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