

Community Life Index for New Development Projects

The purpose of using the Community Life Index with development staff is to understand and assess the complexity of a new property from a community life perspective. The complexity is based on critical factors in the neighborhood and property that impact community life's strategies for implementation of programs to achieve outcomes.

The index can be completed on a whole property or on individual phases of development. If individual phases of a development are dramatically different from each other, or contribute to the overall complexity rating, then it should be completed by phase.

The index is broken into three parts

- Current property/phase status and condition
- TCB's development plans for the property/phase
- Current neighborhood surrounding the property/phase

Part 1: Current Property/Phase Status and Condition

- 1. Type of construction in this property/phase** *check all that apply*
 - a. Rehab of existing structure(s)
 - b. New construction
- 2. Does TCB currently own and/or manage the property/phase?** *check all that apply*
 - a. TCB owned
 - b. TCB managed
- 3. Proximity to another TCB property**
 - a. Under 30 minutes
 - b. 30-60 minutes
 - c. 1-2 hours
 - d. More than 2 hours
- 4. Are there currently residents living in the property/phase?**
 - a. Yes
 - b. No
 - c. Unknown

5. **If relocation is necessary in this property/phase, will households be moved to units on-site or off-site?** *check all that apply*

- a. Units on-site
- b. Units off-site (non-TCB buildings)
- c. n/a-no relocation in this property/phase

6. **Are we expected to offer services during relocation?**

- a. Yes
- b. No
- c. Unknown

If yes, what services are we providing? What service provider are we working with to provide those services?

7. **How many units are in the property/phase?**

8. **Is this part of a multi-phase deal?**

- a. Yes
- b. No
- c. Unknown

9. **Does the property currently have a mix of unit financing?** *check all that apply; if unknown, leave blank*

- a. PHA
- b. LIHTC
- c. Project Based Sec. 8
- d. HOME
- e. Market Rate

10. **Does the property currently have a Resident Services Coordinator?**

- a. Yes
- b. No
- c. Unknown

11. **What is the physical layout of the current property/phase?**

- a. Contiguous and has defined borders
- b. Not scattered but has buildings NOT owned by TCB in between
- c. Scattered but all buildings are within walking distance
- d. Scattered and buildings are NOT within walking distance

12. **Does the property/phase currently have on-site meeting space?**

- a. Has small on-site meeting space (maximum of 10 people)
- b. Has moderate on-site meeting space (maximum of 50 people)
- c. Has large on-site meeting space (maximum of 100 people)
- d. Unknown

13. Does the property/phase have resident leaders and/or governance structures in place?

- a. Active leaders and/or governance structures
- b. Semi-active leaders and/or governance structures
- c. Active in the past; none currently
- d. Never been resident leadership or governance structures
- e. Unknown

14. Is the property/phase accessible to public transportation?

- a. Yes
- b. No
- c. Unknown

Part 2: TCB's Development Plans for Property/Phase

15. Will there be additional units added to the property/phase?

- a. Yes
- b. No
- c. Unknown

If yes, how many units? *If the number is unknown at this time, leave blank*

16. Will there be any set asides for specific populations? check all that apply

- a. Victims of domestic violence
- b. Veterans
- c. Homeless preference
- d. Other
- e. n/a—no set aside units

17. If yes, did we promise to provide services to the population(s)? check the box next to the population(s) we are required to provide services to

- a. Victims of domestic violence
- b. Veterans
- c. Homeless preference
- d. Other
- e. n/a—no set aside units

If we are required to provide services, please list the names of the service providers we are contracting with to provide those services. *If we don't have signed contracts with providers, leave blank*

18. From what you have seen and experienced at the site, indicate the best answer for the following areas of resident need

Rating Scale: 0=Unknown, 1=low need, 5=high need	
Workforce supports and assistance	
Supports for housekeeping issues in units such as clutter, hoarding, and/or infestation	
Supports for household furniture and other basic necessities	
Neighborhood safety supports	
Adult education supports including GED and ESOL	
Support for families to get children in school, afterschool, or summer programs	
<i>Average Need Score:</i>	

19. Is there going to be a Resident Services Coordinator (or similar resident focused position) in the operating budget?

- a. Yes
- b. No
- c. Unknown

20. What types of units is the property/phase going to have? Check all that apply

- a. PHA
- b. LIHTC
- c. Project Based Sec. 8
- d. HOME
- e. Market Rate

21. Will TCB own and/or manage the property in the future? Check all that apply; if unknown, leave blank

- a. TCB owned
- b. TCB managed

22. What will the physical layout of the property/phase be?

- a. Contiguous and has defined borders
- b. Not scattered but has buildings NOT owned by TCB in between
- c. Scattered but all buildings will be within walking distance
- d. Scattered and buildings will NOT be within walking distance

23. Will the property/phase have on-site meeting space?

- a. Small on-site meeting space (maximum 10 people)
- b. Moderate on-site meeting space (maximum of 50 people)
- c. Large on-site meeting space (maximum of 100 people)
- d. Unknown

Part 3: Current Neighborhood Surrounding the Property/Phase

24. Select the statement that best describes the community surrounding the property currently?

- a. Stable; not a daily concern about crime, leasing is not an issue, and there are commercial businesses around the property
- b. Past safety concerns; apartments are able to maintain occupancy and commercial activity is increasing
- c. Ongoing safety concerns; crime and drug activity remain a factor and commercial activity is limited
- d. Unstable; area is known for crime and drug activity, few true market apartments, and it is difficult to rent subsidized units

25. Compared to other developments you have worked on in this region, please rank the living conditions of residents in the units from 1 (lower need, has access to everyday necessities), to 5 (high need, severely lacking everyday necessities). If you do not know, use 0.

26. Please tell us any other comments about the property that you think are helpful for community life to know

Community Life Index Complexity Rating

Complexity rating for a property is a score that helps determine if a new development is Highly Complex, Moderately Complex, or Not Complex. Answers are weighted and define a development's complexity.

High Indication of Complexity (questions with highest weighting)

- Type of property (multifamily, senior 202, or senior building with high number of non-elderly disabled residents)
- Perception of resident needs and their access to everyday necessities
- Size of on-site meeting space
- Population set asides, and services promised to those populations
- Property's physical layout
- Neighborhood safety

Moderate Indication of Complexity (questions with moderate weighting)

- If TCB is not the property owner or manager
- If residents have to be relocated and if services are required during relocation time
- If there will be a Resident Services Coordinator (or similar resident-focused position) in the operating budget
- Performance of neighborhood schools against state standards

Low Indication of Complexity (questions with low weighting)

- Proximity to another TCB managed property
- Total number of units (current and any additional)
- Unit financing mix
- Low or no resident leadership
- Amenities in the neighborhood

Site Scores

Highly Complex Developments Range: 55-82

Moderately Complex Developments Range: 27-54

Not Complex Developments Range: 0-26