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Experience (260 points)

Developer Capacity

Developer Capacity		**Total - 120 Points**
Tab F	*Developer has prior experience with affordable housing development equal to or larger than proposed project*	**60**
	7+ years	60
	4-6 years	40
	1-3 years	20
	0 years	0
Tab F	*Developer has successfully completed affordable housing development equal to or larger than the proposed project*	**60 Points**
	10+ projects	60
	5-9 projects	40
	1-4 projects	20
	0 projects	0

Property Management Plan

Property Management Plan		**Total - 100 Points**
Tab G	*Experience managing projects with federal funding or Low Income Housing Tax Credits*	**60**
	7+ years	60
	4-6 years	40
	1-3 years	20
	0 years	0
Tab H	*Quality of Property Management Plan*	**40**
	Property Management Plan exceeds quality standards	40

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Property Management Plan meets quality standards	20
Property Management Plan does not meet quality standards	10
Property Management Plan not submitted	0

Proposal Presentation	**40**
Proposal is complete and well organized:	**40**
a. Proposal includes a complete application and all required Appendices and organized to align with CFI	40
b. Proposal includes a complete application and all required Appendices but is not organized to align with CFI	10
c. Proposal submitted with incomplete application and/or proposal is not organized to align with CFI	0

Project Merits (430 points)

Project Need		**Total - 120 Points**
Tab I	*Project is located with 1 mile from the following services: (8 points per service,* ***up to 80 Points****)*	**80 Points**

- Major Employers/ Employment Centers
- Full Service Grocery Store
- Library
- Schools *(with "C" or better rating)*
- Hospital
- Bank
- Senior Center
- Recreational Facilities
- Community Center

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	Light rail Stop	
	Bus Stop	
	City/ Public Park	
Tab J	*Project need demonstrated by market study*	**40**
	Market study submitted demonstrating need for affordable housing for this population	40
	Market study does not demonstrate need or no market study submitted	0

Energy Efficiency		**Total - 120 Points**
Tab K	*Obtaining LEED Certification or Enterprise Green Communities Criteria, etc.*	**40**
	Yes	40
	No	0
Tab L	*Energy efficiency components (4 points per component, **up to 80 points**)*	**80**
	Dual Pane Low E Windows	
	Geothermal Heating/Cooling	
	Energy Star Thermostat	
	Cellulose Insulation or Spray Insulation (with R-value of 32 or better)	
	Low VOC paint	
	Efficient Exterior Site Lighting	
	Awnings/Overhangs	
	Ceiling Fans	
	Individual Electric Meter	
	Construction Waste Management- to reduce landfill waste	
	Blower Door Test	
	Energy Star Lighting	

Shade Screens
Solar Hot Water Heater
Solar Photo Voltaic
Xeriscape Landscaping
Low VOC Cabinets
Insulated Fiberglass Doors
HVAC 15 Seer or Better
Energy Star Appliances
On-site recycling
Water Efficiency Strategies
Insulation in Party Walls
Formaldehyde-free composite wood
Insulated Hot Water Lines
Low VOC Flooring
Dual Flush Toilets
Low Flow Faucets (1.6 Gallons or les Per Flush)
Other Energy Efficient Component:____________________

Construction and Design		**Total - 100 Points**
Tab M	*Were site plans and elevations provided*	**20**
	Yes	20
	No	0
Tab N	*On-site amenities included in the design (2* ***point*** *per component, up to 20 points)*	**20**
	Playground	
	Picnic Area (table and BBQ)	

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	Clubhouse	
	Exercise Room/ Outdoor Fitness Equipment	
	Free Covered Parking	
	Free Outdoor Storage (bike slip, storage included in parking space, etc.)	
	Washer and Dryer (in apartment unit)	
	5% of property contains units at/or greater than 2 bedrooms	
	Community Garden	
	Pool/ Splash Pad	
	Owner Paid Utilities	
	Community Room/ Meeting Room	
	Mixed Use (project includes commercial and residential)	
	Other	
Tab O	*Accessibility*	**20**
	100% or more of units are adaptable to meet 504 standards	20
	90% of units are adaptable to meet 504 standards (does not include the units required by 504)	18
	80% of units are adaptable to meet 504 standards (does not include the units required by 504)	16
	70% of units are adaptable to meet 504 standards (does not include the units required by 504)	14
	60% of units are adaptable to meet 504 standards (does not include the units required by 504)	12
	50% of units are adaptable to meet 504 standards (does not include the units required by 504)	10
	40% of units are adaptable to meet 504 standards (does not include the units required by 504)	8
	30% of units are adaptable to meet 504 standards (does not include the units required by 504)	6
	20% of units are adaptable to meet 504 standards (does not include the units required by 504)	4
Tab P	*Does the general contractor have adequate experience and capacity to complete the project?*	**40**
	7+ projects of similar size and scope	40
	4-6 projects of similar size and scope	20
	1-3 projects of similar size and scope	10

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Project Readiness		Total - 90 Points
Tab Q	*Is project timeline feasible?*	**18**
	Realistic (provided, timeline generally meets the average time periods needed for development)	18
	Unrealistic (provided, however some components are not realistic or components are missing)	6
	Not Provided	0
Tab R	*Is the site adequately zoned?*	**20**
	Yes, project has adequate zoning approval	20
	Project has met zoning threshold requirement	0
Tab S	*Were community meetings held?*	**40**
	Proof of two or more community meetings submitted with agenda, location, list of attendees, meeting minutes and evidence of notification/mailings and list of addresses. Meeting all criteria outlined in CFI.	40
	Community meeting meets threshold requirements	0
Tab T	*Does the application include the following? (6 points per document submitted, up to 12 points)*	**12**
	Phase I	6
	Appraisal	6

Financial Feasibility (260 points)

Development Financing Plan	Total - 120 Points

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Tab U	*Letters or other financial commitments submitted?*	**60**
	Documentation (i.e. letters of commitment or agreements) financial commitments cover the Total Development Cost	55
	Documentation (i.e. letters of commitment or agreements) financial commitments DO NOT cover the Total Development Cost	20
	Documentation not submitted	0
	Bonus Points- Documentation of Confirmed Volume Cap allocation submitted for 4% LIHTC/Bond Project	**5**
Tab V	*Pro-forma demonstrates the ability to fund operations?*	**60**
	Development has ability to fund operations for up to 20 years (or has significant operating reserves to cover operating costs for 20 years)	60
	Development has ability to fund operations for up to 15 years (or has significant operating reserves to cover operating costs for 15 years)	20
	Development does not have the ability to fund operations for up to 15 years	0

Mitigation of Identified Risks — Total - 40 Points

Tab W	*Does the proposal identify all risks and provide mitigations for such risks?*	**20**
	Yes, risks and associated mitigations are identified	20
	No, risks and/or mitigations were not listed in the proposal	0
Tab X	*Is a contingency included in the budget? (at least 5% for new construction and 10% for rehabilitation)*	**20**
	Yes, the budget includes a contingency	20
	No, the budget does not include a contingency	0

Leverage of City Funds — 100 points

Tab Y	*Does applicant provide documentation of a 10% match from equity, grants, or loans?*	**40**

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Yes, applicant will provide 10% or more "HOME eligible match" and included supporting documentation	40
Yes, applicant will provide more than 10% "non-HOME eligible match" and included supporting documentation	20
Yes, applicant will provide more than 10% "non-HOME eligible match" but did not include supporting documentation	0
HOME cost per HOME unit	**60**
HOME cost per HOME unit is less than or equal to $95,000	60
HOME cost per HOME unit is between $95,001 and $105,000	40
HOME cost per HOME unit is between $105,001 and $150,000	20

Project Impact (50 points)

Project Impact	**Total - 50 Points**
Considering all the above factors, on a scale of 0-50 how likely is the project to succeed?	**50 points**
How likely the project to succeed?	
What is the likelihood the project will accomplish its goals?	
Will the project successfully serve the identified population?	
Is this project financially feasible?	
Does the proposal demonstrate project readiness?	