

Spring 2016 Affordable Housing RFP Scorecard

	Production (Rental w/ PSH Units)	Production (Rental w/ DBH Units)	Production (Homeownership)	Preservation	
THRESHOLD ELIGIBILITY REQUIREMENTS					✓
1 Eligible Project Type	✓	✓	✓	✓	
2 Permanent Supportive Housing	✓	✓	NA	NA	
3 Site control	✓	✓	✓	✓	
4 Zoning	✓	✓	✓	✓	
5 Form 202 - Application for Financing	✓	✓	✓	✓	
6 Appraisal	✓	✓	✓	✓	
7 Market Study	✓	✓	✓	✓	
8 Phase I	✓	✓	✓	✓	
9 Architectural Plans and Cost Estimates	✓	✓	✓	✓	
10 Green Design and Building	✓	✓	✓	✓	
11 Development Team Thresholds	✓	✓	✓	✓	
12 Financial Information for Existing Projects	NA	NA	NA	✓	
13 Relocation Plan	NA	NA	NA	✓	
14 TOPA and Rental Housing Act Compliance	✓	✓	✓	✓	
15 Financing Letters	✓	✓	✓	✓	
SCORING CRITERIA	Max.				Score
Underwriting Scoring	95	90	90	90	
1 Financial and Economic Feasibility	30	30	30	30	
2 Development Team Capacity	30	30	30	30	
3 Site Selection and Design Characteristics	5	5	5	5	
4 Market Demand and Need Analysis	10	10	10	10	
5 Acquisition Cost Reasonableness	5	5	5	5	
6 Compliance with DHCD Cost and Funding Guidelines	10	10	10	10	
7 Supportive Services Plan	5	NA	NA	NA	
Prioritization Scoring	70	70	60	60	
1 Permanent Supportive Housing and Targeted Affordable Housing	10	10	NA	NA	
2 Family-Oriented Units	6	6	6	6	
3 Non-Profit Participation	2	2	2	2	
4 Transit Proximity	5	5	5	5	
5 Local Support	2	2	2	2	
6 Leverage	5	5	5	5	
7 Income Levels Served	5	5	5	5	
8 Mixed-Income	5	5	5	5	
9 Affirmatively Furthering Fair Housing/Geographic Targeting	10	10	10	10	
10 Preference for Projects with District Land	5	5	5	5	
11 TOPA Preference	5	5	5	5	
12 Senior Housing	5	5	5	5	
13 Net Zero Energy or Living Building Challenge Preference	5	5	5	5	
TOTAL	165	160	150	150	