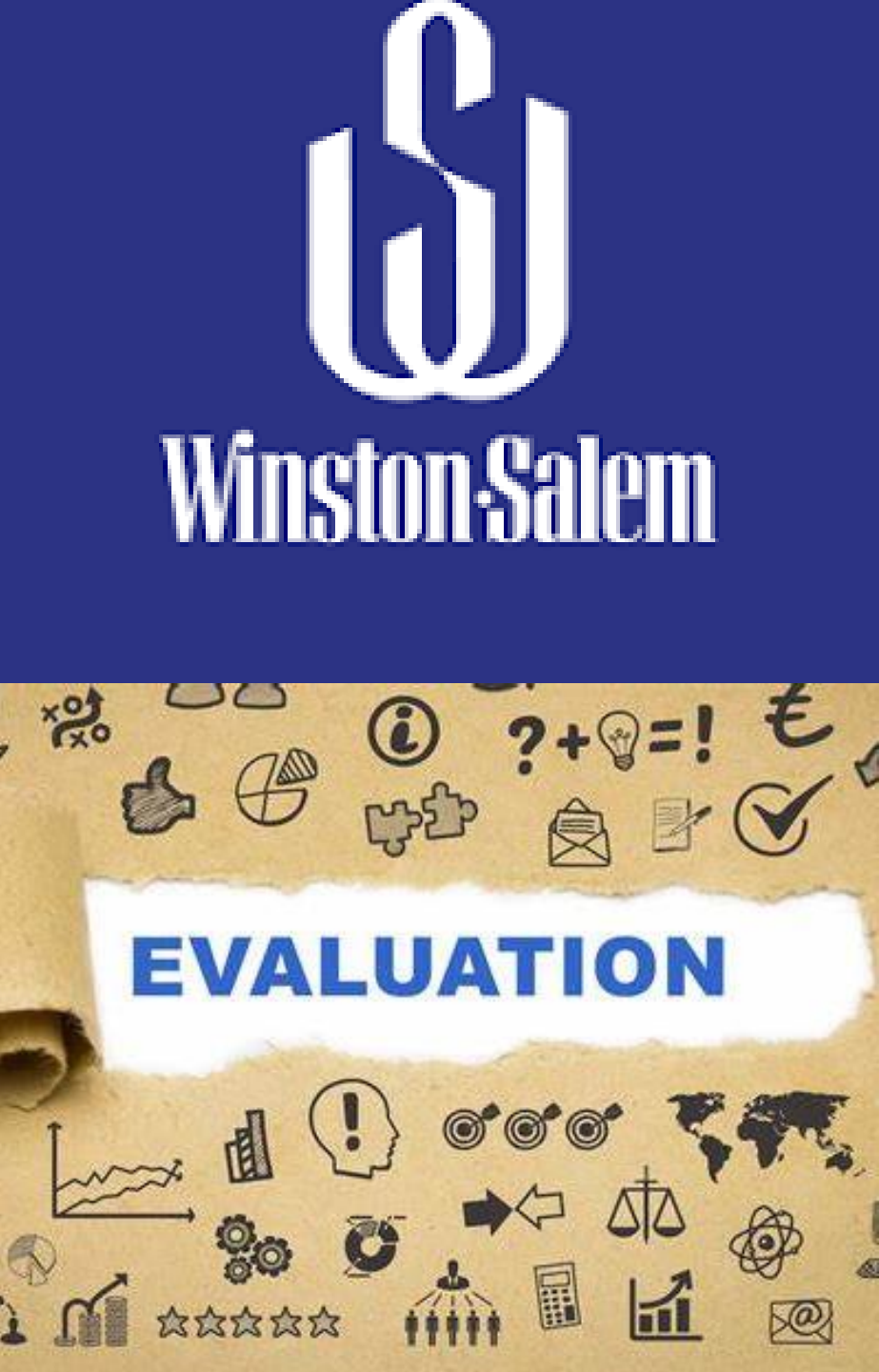


AFFORDABLE HOUSING DEVELOPMENT EVALUATION PROCESS

**Neighborhood Services Director
Shantell McClam
October 14, 2024**



SCORING CRITERIA

Evaluation Criteria	Maximum Points
Development Quality	35
Leveraged Resources/ Financial Feasibility	30
Development and Management Team	25
M/WBE Participation	10
<i>Additional Points: Supportive Services</i>	10

Project - Example Scoring Matrix

Evaluation Criteria	Weight
Development Quality	35.00
Leveraged Resources/Financial Feasibility	30.00
Development and Management Team	25.00
Minority/Women Business Enterprise Participation	10.00
Additional Points: Supportive Services	10.00

Development Quality	
Response	Points
Development quality score is comprised of the total points received when adding the location score, AMI unit score and amenities score. Max points available 100. DQ Score equals 75-100pts	5
Development quality score is comprised of the total points received when adding the location score, AMI unit score and amenities score. Max points available 100. DQ Score equals 60-74pts	3
Development quality score is comprised of the total points received when adding the location score, AMI unit score and amenities score. Max points available 100. DQ Score equals 45-59pts	2
Development quality score is comprised of the total points received when adding the location score, AMI unit score and amenities score. Max points available 100. DQ Score less than 45pts	1

Leveraged Resources/ Financial Feasibility	
Qualifications	Points
Loan to project cost ratio equals 5-10%	5
Loan to project cost ratio equals 11-15%	4
Loan to project cost ratio equals 16-25%	3
Loan to project cost ratio equals 25-50%	2
Loan to project cost ratio greater than 50%	0

Development and Management Team	
Qualifications	Points
Development and management team demonstrate 10+ years experience successfully completing comparable size and type projects. Credit and financial management review excellent.	5
Development and management team demonstrate 5-10 years experience successfully completing comparable size and type projects. Credit and financial management review good.	3
Development and management team demonstrate 2-5 years experience successfully completing comparable size and type projects. Credit and financial management review fair.	1
Development and management team demonstrate less than 2 years experience successfully completing comparable size and type projects. Credit and financial management review poor.	0

Minority/Women Business Enterprise Participation (M/WBE)	
10% Percent goal met or good faith effort made?	Points
Certified M/WBE Compliance- Primary Vendor (1) Submitted their M/WBE certificate in their proposal; OR (2) Will award required portion of the project to a named M/WBE certified subcontractor; OR (3) Has certified they made a good faith effort to comply but were unable to locate a qualified M/WBE subcontractor.	10
Not Qualified Vendors proposal indicated that they do not qualify for the M/WBE certification nor do they comply with the M/WBE subcontract participation requirement.	0

Supportive Services	
	Points
Detailed supportive services plan included	10
No supportive services	0

ENTER EVALUATION CRITERIA and WEIGHT IN THE RED OUTLINED BOXES BELOW	
Evaluation Criteria	Weight
Development Quality	35.00
Leveraged Resources/Financial Feasibility	30.00
Development and Management Team	25.00
Minority/Women Business Enterprise Participation	10.00
Additional Points: Supportive Services	10.00

QUESTIONS?
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