

Scoring Guide: Multi-Family New Construction Round 6

Scoring Criteria	0 – 2	3 – 5	6 – 8	9 – 10
Housing Development Experience & Project Team Capacity	<p>Inexperienced in building/developing;</p> <p>No information on previous developments;</p> <p>No project team listed;</p>	<p>Some experience in building/developing;</p> <p>Limited information on previous developments;</p> <p>Some development team members listed;</p>	<p>Experienced in building/developing;</p> <p>Adequate information provided on previous projects;</p> <p>Several professional development team members;</p>	<p>Extensive experience in building/developing;</p> <p>Numerous previous development projects listed;</p> <p>Highly diverse project team of professionals;</p>
Affordable Housing Experience	<p>Inexperienced in developing affordable rental housing;</p> <p>No management plan;</p> <p>No demonstrated management capacity;</p>	<p>Some experience in developing affordable rental housing;</p> <p>Limited information on management plan;</p> <p>Some management capacity demonstrated;</p>	<p>Experienced in building affordable rental housing;</p> <p>Sufficient information provided on management plan;</p> <p>Adequate management capacity demonstrated;</p>	<p>Extensive experience in building affordable rental housing;</p> <p>Well thought out and viable management plan;</p> <p>Successfully managed comparable projects in the past;</p>
Architectural Design	<p>Garages dominate front façade;</p> <p>No ornamentation or aesthetic detailing;</p> <p>No mix of exterior cladding materials, textures or colors;</p> <p>Monotonous architectural rooflines (dormers, gables, clipped gables, or hipped roof lines);</p> <p>Inconsistent with design guidelines;</p> <p>Floor plans and elevation not provided;</p>	<p>Garage is offset back on front façade;</p> <p>Minimal ornamentation or aesthetic detailing;</p> <p>Minimal mix of exterior cladding materials, textures or colors;</p> <p>Minimal variation in architectural rooflines (dormers, gables, clipped gables, or hipped roof lines);</p> <p>Some design features consistent with design guidelines;</p> <p>Floor plans and elevation inconsistent with application;</p>	<p>Garage is offset back or side loading;</p> <p>Visual aesthetic details and ornamentation included;</p> <p>Mixed use of exterior cladding materials, colors and textures;</p> <p>Some architectural rooflines included (dormers, gables, hipped, or clipped gable);</p> <p>Design features consistent with design guidelines;</p> <p>Floor plans and elevation consistent with application;</p>	<p>Detached garage;</p> <p>Integrated use of visual aesthetic details and ornamentation;</p> <p>High mix of exterior cladding materials, colors, and textures – includes stone/masonry;</p> <p>Mixture of architectural rooflines included (dormers, gables, hipped, or clipped gable);</p> <p>Design features are consistent with design guidelines and enhance the existing neighborhood;</p> <p>Floor plans and elevation enhance application;</p>
Compatibility with Neighborhood Character	<p>Exterior cladding materials inconsistent with existing neighborhood;</p> <p>Architectural elements are inconsistent with existing neighborhood;</p> <p>Mass and scale are inconsistent with existing neighborhood;</p>	<p>Some exterior cladding materials consistent with existing neighborhood;</p> <p>Some architectural elements are consistent with existing neighborhood;</p> <p>Mass and scale are somewhat inconsistent with existing neighborhood;</p>	<p>Exterior cladding materials consistent with existing neighborhood;</p> <p>Architectural elements are consistent with existing neighborhood;</p> <p>Mass and scale are consistent with existing neighborhood;</p>	<p>Exterior cladding materials inconsistent with existing neighborhood;</p> <p>Architectural elements enhance the existing neighborhood;</p> <p>Mass and scale are consistent with and enhance the existing neighborhood;</p>

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Market Feasibility & Affordability	Units not targeted to needs identified in market analysis; No amenities nearby; No transit stops nearby; Rents not justifiable with amenities;	Units somewhat targeted to needs identified in market analysis; Some amenities nearby; Limited transit routes nearby; Rents minimally justifiable with amenities;	Units targeted to needs identified in market analysis; Various amenities nearby; Several transit routes nearby; Rents moderately justifiable with amenities;	Units targeted to highest needs identified in market analysis; Amenities located within walking distance of units; Transit stop located within 1 block; Rents commensurate with amenities offered;
Financial Feasibility	Meets minimum developer contribution requirements for private investment; Debt coverage ratio less than 1.15; Square foot cost not justifiable with design, amenities and green building features;	Developer financial contribution less than 30%; Square foot cost is minimally justifiable with design, amenities and green building features;	Developer financial contribution is less than 50%; Square foot cost is moderately justifiable with design, amenities and green building features;	More than 50% of the project funded by developer contribution; Debt coverage ratio 1.35 or greater; Square foot cost is commensurate with design, amenities and green building features;
Unit Mix	No mixture of unit size or number of bedrooms; Units with smaller number of bedrooms offered;	Mixture of unit types offered; Units with higher number of bedrooms offered;		
Mix of Uses	No mix of uses (commercial/residential);	Mixture of commercial and residential uses;		
Sustainability/Green Building	Optional Green Streets Criteria 1-4 points = 0 5-14 points = 1 15-24 points = 2	Optional Green Streets Criteria 25-34 points = 3 35-44 points = 4 45-54 points = 5	Optional Green Streets Criteria 55-64 points = 6 65-74 points = 7 75-84 points = 8	Optional Green Streets Criteria 85-94 points = 9 95+ points = 10
Readiness to Proceed	Other funds have not been committed; Lots need to be rezoned; Environmental review has not been initiated;	Some other funds have been committed; Lot re-zoning initiated; Environmental review initiated;	Majority of other funds have been committed; Lot re-zoning near completion; Environmental review sent to SHPO;	All other funds committed; Lot zoned appropriately; Environmental review complete;
Five additional bonus points given for Adaptive Reuse and/or Historic Preservation				