

Project Name: 9% or 4%: Developer: Family/Senior: Address: Total Units:		
Evaluation Criteria	Possible Points	Applicant Score
Financial Feasibility, Leveraging and Development Costs		
Financially feasible, probability of moving forward	5	
Costs per sqft (excluding land); costs/bedrm	5	
City subsidy per unit	10	
TOTAL	20	0
Site & Market		
Senior housing developments are awarded 5 points	5	
Proximity to service centers, employment, and transportation	10	
NCHFA site score	5	
Market study indicates adequate market	5	
BONUS: Located w/in 0.5 mile of 30-min covered bus stop OR BRT station	5	
TOTAL	30	0
Development Quality		
Compatible design and use; pedestrian connections	7	
Overall architectural appeal	7	
Site suitability; doesn't need major geotech, environmental, or utility expense, adequate access	6	
TOTAL	20	0
Development and Management Team - 20 points		
Prior experience with comparable projects	7	
History with City or references	7	
Size of property management portfolio	6	
Is PM company eligible to be on approved list?	Y/N	
TOTAL	20	0
Sustainability - 5 points		
Commits to LEED certification or beyond Energy Star	5	
TOTAL	5	0
Minority and Women-Owned Business Enterprise - 5 points		
MWBE statement/commitment	5	
TOTAL	5	0
Rehab vs New Construction - BONUS		
Rehab or NC (10 for rehab)	10	
TOTAL	10	0
TOTAL SCORE		
	110	0

Notes:

