

2017 AHTF Scoring Summary

RFP Part 2, Sec. II Reference	Selection Criteria	Total Possible	Many Rivers Apartments	510 Lake Street Apartments	Olson Redevelopment Phase I	Park 7	West Broadway West Building	Aeon Prospect Park	Stadium Lofts	Penn Ave Union	Minnehaha Commons	Loren on Park Apartments	Midtown Corner	Nic @ 36th	Aeon Westminster project	The PERIS Development	Hook and Ladder
A.	Financial Soundness and Management	<i>15 total</i>															
	CPED Underwriting (RFP Attachment 9)	10	6	9	9	9	10	10	8	10	10	6	7	8	8	9	10
	% of Secured Funding	5	5	0	5	5	3	5	5	5	5	5	0	0	5	1	1
B.	Capacity of Property Manager and Quality of Property Management Plan	5	5	5	5	5	5	5	5	5	5	5	5	5	3	5	5
C.	Capacity of Owner and Developer's Comparable Project Experience	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	5
D.	Economic Integration	10	0	10	1	10	8	4	10	1	10	1	10	2	4	4	0
A-D	Threshold Total (20 pt. minimum)	35	21	29	25	34	31	29	33	26	35	22	27	20	25	22	21
E.	Ratio of Soft to Total Project Costs	15	15	15	5	5	5	15	15	5	5	5	5	5	5	15	5
F.	Family Housing	15	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0
G.	Design Quality and Compatibility	5	3	3	2	2	2	3	5	2	5	5	0	5	0	5	5
H.	Provision of Resident Services	10	0	6	10	10	0	6	0	6	10	10	0	8	0	10	5
I.	Plan Conformance	10	10	10	10	7	10	10	10	10	10	10	10	8	10	10	10
J.	Proximity to Transit and Jobs; Density	20	20	15	20	20	15	20	20	20	20	15	20	14	20	15	14
K.	Project Based Rental Assistance	10	10	0	10	2	0	10	0	10	10	0	0	0	0	0	0
L.	Cost Containment	6	6	0	0	6	6	0	6	0	0	6	6	6	0	0	6
M.	Housing for Homeless (30% AMI)	10	0	0	0	10	0	0	0	0	10	5	0	0	10	5	0
N.	Senior Housing	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
O.	Neighborhood Support	5	5	5	5	5	5	5	0	5	5	5	0	5	0	5	5
P.	Expiring Tax Credits	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q.	Leverage	10	5	10	5	0	5	5	10	5	5	0	0	5	5	5	5
R.	CHDO	5	5	0	0	0	0	5	0	0	5	0	0	5	0	0	0
S.	Commercial or Community Corridor	15	15	15	15	10	15	15	15	15	15	10	10	15	10	15	10
T.	Preservation, Rehabilitation, Stabilization	10	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0
RFP Part 2, Sec. III	Non-Concentrated Area: Provides New Construction or Positive Conversion in non-concentrated area	10	0	0	0	10	0	10	0	0	10	0	10	10	10	10	0
	TOTAL	206	125	108	117	121	99	138	114	104	155	103	88	106	95	117	86