

Opportunity Fund Scoring - New Construction/Rehab

1. FINANCING		Maximum Points
1.1 Budget Reasonableness based on project goals (score within range provided)		
1-5	Sources and uses balance. Sources and cost assumptions are documented, appropriate and reasonable.	<input style="width: 100px; height: 20px;" type="text"/>
1.2 Development Cost Reasonableness based on project goals (score within range provided)		
1-5	Total development costs are reasonable and demonstrate cost efficiencies compared to similar projects	<input style="width: 100px; height: 20px;" type="text"/>
1.3 Proforma: Expenses/Income (score within range provided)		
1-5	Expenses/income are fully documented and based on actuals for Sponsor's or other existing projects	<input style="width: 100px; height: 20px;" type="text"/>
1.4 Proforma: Short-Term/Long Term Performance (score within range provided)		
1-5	As measured by cash flow, DCR, reserve deposits, cash cushion, total expenses, fee structure and related measures, proforma is credible AND demonstrates successful operations	<input style="width: 100px; height: 20px;" type="text"/>
1.5 Leveraging PHB Funds (score within range provided)		
2	PHB funds are leveraged to the greatest extent possible relative to the project proposed and the leverage proposed is well justified.	<input style="width: 100px; height: 20px;" type="text"/>
1.5 Outside Funding Commitments (score within range provided)		
1-5	Other funding needed for project is well documented, appears likely to be committed in amounts proposed and within proposed schedule given evidence provided and PHB's past experience with funding sources	<input style="width: 100px; height: 20px;" type="text"/>
Maximum Financing Points		25
Threshold Financing Points‡		15

‡ Proposals must score threshold or more points to continue in scoring/evaluation process

2. QUALIFICATIONS		Maximum Points
2.1 Sponsor Project Experience (score within range provided)		
1-6	Sponsor has a significant history of successfully leading development projects of similar size and scope, has secured and closed similar financing, and has managed projects of similar complexity or if history is limited has substantially augmented development team to provide necessary experience.	<input style="width: 100px; height: 20px;" type="text"/>
2.2 Partners and Partnering (score within range provided)		
1-5	Development team members proposed/selected have significant experience with type of project and partnerships proposed. Development team members have been meaningfully involved in project so far	<input style="width: 100px; height: 20px;" type="text"/>
2.3 Portfolio Management (score within range provided)		
1-4	Sponsor's existing portfolio is performing well financially. Sponsor is current with all obligations.	<input style="width: 100px; height: 20px;" type="text"/>

3. READINESS

Maximum
Points

3.1 Project Schedule (score within range provided)

8	Project schedule is congruent and realistic
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3.2 Due diligence items (score within range provided)

7	Numerous due diligence items have been completed and are included with proposa
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Maximum Readiness Points

15

4. EQUITY

Maximum
Points

4.1 Minority, Women and Emerging Small Business (MWESB) construction contracting proposed performance

1-8	For this project, commitment to meet or exceed 30% MWESB participation on this project AND commitment is credible
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4.2 MWESB certified professional services, e.g. architect, consultant, engineer, proposed performance

1-3	For this project, commitment to include at least 1 MWESB professional service provider AND firm identified in proposal (no points if firm not identified)
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4.3 Minority or women workforce participation, proposed performance

1-3	As presented in the Equity and Diversity Narrative the proposed outreach activities for minority and women workforce participation and apprenticeships are likely to lead to utilization rates of 9% for women and 26% for minorities or greater.
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4.4 Property management (score if criteria met)

1-3	Property management firm is minority or women owned or If self-managed, sponsor's property management staff are diverse and representative of resident population
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4.5 Marketing /Lease-up

1-8	Marketing and lease-up efforts proposed meet PHB/City equity and diversity goals and are appropriate for targeted population
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Maximum Equity Points

25

Threshold Financing Points‡

15

TOTAL POINTS

TOTAL POINTS

80

THRESHOLD TOTAL POINTS‡

60

‡ Propals must score threshold or more points to continue in scoring/evaluation process