

Attachment 1.

Category	Points	Range
Readiness	10	7-10 = Planning Approvals, Building Permits can be issued following award of funds 4-6 = Applications for entitlements have been submitted to PED, and are pending approval (currently under review) 0-3 = Applications for entitlements have not yet been submitted to PED
Affordability	20	20 = 100% of restricted units are at 30% AMI or below (all AMI is at HUD income levels not TCAC) 15-19= 51% of restricted units or more are at 30% AMI or below 10-14 = 51% of restricted units or more are at 50% AMI or below 5-9 = 50% of restricted units or LESS are at 80% AMI 0-4 = 100% of restricted units are at 80% AMI or higher
Bedroom Size	10	10 = 30% or more of the restricted units are 3-BD or larger 6-9 = 50% or more of the restricted units are 2-BD or larger; less than 30% of units are 3-BD 2-5 = Fewer than 50% of the restricted units are 2-BD or larger; unit mix is not all studios 0-1 = All units are studios
Special Needs Set Asides	10	7-10 = 25% of restricted units for formerly homeless, seniors or identified special needs population 4-6 = 10-25% of restricted units for formerly homeless, seniors or identified special needs population 0-3 = less than 10% of restricted units for formerly homeless, seniors or identified special needs population
Leveraging	10	10 = Housing Authority funds are not more than 10% of project cost 6-9 = Housing Authority funds are between 10.1-20% of project cost 2-5 = Housing Authority funds are between 20.1-30% of project cost 0-1 = Housing Authority funds are over 30% of project cost
Project Competitiveness	10	7-10 = TCAC/CDLAC/MHP Score is within top 10% of top score possible 4-6 = TCAC/CDLAC/MHP Score is between 10.1-25% of top score possible 0-3 = TCAC/CDLAC/MHP Score is lower than 25.1% of top score possible
Developer & Management Experience	15	15 = recent exp in region. Completed projects that are leased up 10-14 = recent exp in region. Projects are under construction. Leased up projects in comparable areas. 5-9 = no recent exp in region. Projects are in comparable areas and are leased up. 0-4 = no recent exp in region or comparable area.
Services and Amenities	10	4-6 = within 1.0 mi of transit, retail, grocery, etc. and includes on-site amenities 0-3 = more than 1 mi from transit, retail, grocery, etc. and includes on-site amenities
Other Factors	5	4-5 = Previous financial assistance; OR City owned site, etc. 1-3 = HA/City/RED/County is reviewing potential loan assistance 0 = No City or HA prior investment in development
TOTAL	100	