

1004-1028 John Dimrey Drive Scoring Criteria

Threshold Conditions

Criteria	Scoring Guidance	Maximum Points	Score
Scoring Overview	Threshold Conditions		
Accessibility	Minimum ten percent (10%) of the units must include accessible design requirements, spread across unit types and site. Rehabilitation projects must demonstrate infeasibility due to physical conditions, cost or historic considerations to be exempt from this requirement.	0	
Utilities	<p>*<u>Water, sewer and electricity</u> must be available with adequate capacity to serve the site.</p> <p>*Sites should be accessible directly by existing paved, publicly maintained roads.</p> <p>*<u>Broadband infrastructure</u> is required for all new construction and substantial rehabilitation with 4 or more units. If the project location makes installation of broadband infrastructure infeasible; or the installation costs would result in a fundamental alteration; or the installation imposes an undue financial burden, provide an explanation and documentation in the application.</p>	0	
Water Conservation Strategy	All projects must employ a water conservation strategy including, at a minimum, two of the following features: <ol style="list-style-type: none"> Dual flush toilets Low flow showerheads and faucets No irrigation system installed, use rainwater capture for irrigation purposes Water-wise plantings 	0	
Financial Statements	Two years of corporate financial statements indicating acceptable financial practices and documenting sufficient financial stability to contribute equity and successfully obtain construction and permanent financing.	0	
Architect	Project Architect must be identified. New construction projects or rehabilitation projects involving structural changes shall be required to have an architect or engineer's stamp on final plans.	0	

Project Characteristics

Criteria	Scoring Guidance	Maximum Points	Score
Scoring Overview	Applicants must submit adequate design and market information with the application, such as a scaled site plan, building elevation and floor plan drawings, material specifications and energy efficiency elements, and a market study to document the characteristics of the proposed development.	N/A	
Preferred Development Characteristics	<p>Preferred Development Characteristics</p> <p>Transformative design which creates a quality sense of place and fits the neighborhood context</p> <p>If ownership, development of a Home Owners Association for common area management and upkeep</p> <p>Inclusion of units affordable to low income households (below 60% of AMI)</p> <p>Supportive services development partners appropriate to the targeted population and tenure type</p> <p>Rehabilitation of units to include energy efficiency measures meeting the Advanced Energy System Vision program standards</p> <p>New construction of units to include efficiency measures meeting the Advanced Energy System Vision program standards</p> <p>All systems, fixtures and finishes improved to new or like-new standards. Low maintenance interior and exterior finishes</p> <p>Maximization of accessibility and accessible units (dependent on terrain conditions)</p> <p>Outdoor landing and/or patio space for each unit</p>	40	
Market Study	Points will be awarded based on a limited market survey or Comparative Market Analysis that samples similar projects within a one-mile boundary. Studies should include at a minimum: number of units, vacancy rates, comparable sales prices, and amenities. Score will be assigned as follows: <ul style="list-style-type: none"> Primary market supports sales (5 points) Primary market not evident/no support (0 points) 	5	
Quality of Design and Construction	For new construction or rehabilitation: <ul style="list-style-type: none"> The building design is compatible with the surrounding environment and existing neighborhood, including attractive entryways, connected streets, consistent building setbacks, sidewalks and accessible open space. (5 points) The overall building design is attractive and includes features to add architectural appeal, including use of porches, railings, and other exterior features. (5 points) Interior considerations include spacious room layouts, kitchens with suitable work space and cabinets, bathroom count reflective of market norms, storage space other than bedroom closets. (5 points) Material selections are of good quality, designed for normal maintenances, and feature energy efficient products. (5 points) 	20	

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Development Team Capacity

Scoring Overview	This review evaluates whether all partners roles and responsibilities are clear, the experience is relevant to the proposed project, and includes supporting documentation.	N/A		Score
Team Capacity	<p>This review evaluates the development team’s level of experience to undertake the proposed project. Up to 20 points is available as follows:</p> <p><u>Developer</u>: The proposal must document developer’s experience with housing projects similar to the proposed project in Greensboro or in North Carolina completed within the last 6 years. An applicant with less experience may link with partners with more substantial experience with adequate documentation describing the roles, responsibilities and contractual agreements between the partners. (2 points per project, up to 10 points)</p> <p><u>General Contractor</u>: Proposal must identify the general contractor and submit documentation to show experience with projects similar in size, scale, type, and complexity that were delivered on time and on budget within the last 6 years. (1 point per project, up to 5 points)</p> <p><u>Architect and/or Construction Manager</u>: Selected team member must demonstrate a successful track record with design of completed projects of similar size, scale, type, and complexity within the last 6 years. (1 point per project, up to 5 points)</p>	20		
Purchase Price	<p>Does the offered purchase price meet or exceed the appraised value</p> <ul style="list-style-type: none"> · Purchase offer exceeds appraised value (10 points) · Purchase offer meets appraised value (5 points) · Purchase offer does not meet appraised value (0 points) 	10		
Project Financial Feasibility	<p>The project feasibility review evaluates the financial strength of the project. Greensboro will review each project’s development pro forma for accuracy and reasonableness. Scoring will be as follows:</p> <ul style="list-style-type: none"> • Complete project financial documentation is provided including at a minimum: project development budget, sources and uses, sales prices or pro forma (10 points) • Letters of interest, intent or commitment are provided for <u>all</u> anticipated non-City funding sources (bank, owner, other grant sources, etc) (5 points) 	15		
Inclusion/M/WBE	<p>While sale of land does not trigger compliance with the City's M/WBE Plan, the City of Greensboro is committed to providing opportunities for inclusion of Minority and Women Business Enterprises and Historically Under-utilized Businesses. Contact the City of Greensboro M/WBE Office for a listing of qualified M/WBE firms eligible to be counted for M/WBE participation on the project at (336) 373-2674.</p> <p>Respondent is a certified M/WBE by the NC Department of Administration or North Carolina Department of Transportation and located within the Greensboro market area(10 points) Respondent is a non/MWBE firm that has teamed with certified M/WBE(s) located within the Greensboro market area (5 points) Respondent has not teamed with any certified M/WBE firms (0 points)</p>	10		
Public Outreach	<p>Public outreach plan : Community engagement plan (5 points) Services partners appropriate to the targeted population (5 points)</p>	10		

Bonus Points

Criteria	Scoring Guidance	Maximum Points		Score
Affordable Units	<p>Housing cost paid by residents will determine affordability. Occupancy will be determined by homebuyer restrictions in development agreement.</p> <ul style="list-style-type: none"> • Twenty-five percent (25%) of units affordable to and occupied by households with incomes at or below sixty percent (60%) of area median income (10 points) • Fifteen percent (15%) of units affordable to and occupied by households with incomes at or below sixty percent (60%) of area median income (5 points) 	10		
Energy Efficiency	<p>Five points are available for projects which can meet a certified Energy Star 3.0 level. Documentation must be submitted on the construction elements and anticipated energy savings. Third party verification of energy savings is required. (Estar 3.0 is offered as an alternative option to Advanced Energy System Vision. Developers are not encouraged to incur testing costs for both programs).</p>	5		

Total 145 0