

Development & Preservation Fund Priority Scorecard

The Development and Preservation Fund supports projects that take a comprehensive approach to affordable housing. Projects are evaluated in key areas such as affordability, community engagement, inclusive development, strategic location, and access to services and transportation. This scorecard helps determine how well a project aligns with these priorities. Projects are reviewed for alignment and eligibility prior to underwriting.

| Domain | Item | Criteria | Yes/No |
|-------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Maximizing Affordability | Workforce housing | 50% or more of units are for households earning 80-120% AMI | |
| | Affordable housing | 30% or more of units are for households earning 50-80% AMI | |
| | Low-income housing | 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination | |
| Emerging and Inclusive Developers | Local leadership | Lead developer has experience serving local or underserved communities or reflects the demographics of strategic target areas | |
| | New or emerging developers | Lead developer has fewer than 5 years of experience or has completed fewer than 3 projects or by total assets/ scale of projects | |
| | Diverse leadership team | Majority of key leadership roles are held by individuals representing broad community backgrounds | |
| Community Engagement and Innovation | Community-driven or responsive project | Project addresses needs identified by the local community or recent planning efforts (unit size, affordability of units, means of transportation, access to services etc) | |
| | Completed community engagement | Engagement plan includes community input uses a broad variety of tools/tactics to reach community members, and clearly outlines how feedback was incorporated | |
| | Innovative housing solutions | Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces | |
| Strategic Target Areas | Revitalization area | Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.) | |
| | Qualified Census Tract | Properties located in a Qualified Census Tract | |
| | High-opportunity area | Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic) | |
| Enhancing Connectivity | Near transit corridors | Within 0.25 miles of a bus stop or other public transit | |
| | Near essential services | Within 1 mile of grocery stores, healthcare, or educational facilities | |
| | Near employment centers | Within 1 mile of a major employment center (e.g., business, industrial district or major institutions) | |

Ranking Categories

Low Impact Projects (Fulfill 0-5 criteria): *Projects that do not sufficiently address affordability, diversity, community engagement, or strategic location.*

Moderate Impact Projects (Fulfill 6-10 criteria): *Projects that meet some criteria for affordability and inclusion but may lack community engagement or connectivity.*

High Impact Projects (Fulfill 11-15 criteria): *Projects that excel across multiple domains, demonstrating strong commitment to maximizing affordability, supporting diverse developers, engaging the community, targeting strategic areas, and enhancing connectivity.*