

## **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.

Maximizing Affordability  Affordable housing Affordability  Affordability  Affordable housing Affordability  Afforda	Domain	Item	Criteria	Yes/No
Affordability  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  Local leadership 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination  Local leadership 20% AMI, or a combination  Local leadership 20% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or 20% for 30-50% AMI, or a combination 20% AMI, or a combination 2		Workforce housing	50% or more of units are for households earning 80-	
Affordability  Low-income housing 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination 10% of 30-50% AMI, or a combination 10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination 10% of which is a combination 10% of which is a combination 10% of strategic target areas 10% of strategic target 10% of			120% AMI	
Low-income housing   10% of units for households earning <30% AMI, or 20% for 30-50% AMI, or a combination   Lead developer has experience serving local or underserved communities or reflects the demographics of strategic target areas   Lead developer has fewer than 5 years of experience or has completed fewer than 3 projects or by total assets/ scale of projects   Majority of key leadership roles are held by individuals representing broad community backgrounds   Project addresses needs identified by the local community or recent planning efforts (unit size, affordability of units, means of transportation, access to services etc)   Engagement and Innovation   Completed community engagement   Engagement event even even		Affordable housing	30% or more of units are for households earning 50-80%	
Emerging and Inclusive Developers    Developers			AMI	
Emerging and Inclusive Developers    Developers		Low-income housing	10% of units for households earning <30% AMI, or 20%	
Emerging and Inclusive Developers    New or emerging developers   Diverse leadership team   Project addresses needs identified by the local community broad community broad community broad community broad community broad community broad community or recent planning efforts (unit size, affordability of units, means of transportation, access to services etc)   Engagement   Diverse leadership team   Diverse leadership team   Diverse leadership team   Project addresses needs identified by the local community or recent planning efforts (unit size, affordability of units, means of transportation, access to services etc)   Engagement plan includes community input uses a broad variety of tools/tactics to reach community members, and clearly outlines how feedback was incorporated   Includes innovative features like modular construction, adaptive reuse, green design, shared living, infilt/denser development (ADU's), inclusive design, or flexible & adaptive spaces   Projects in areas with active or planned revitalization   Projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)   Qualified Census Tract   Project is in an area scoring high on the Child   Opportunity Index (Education, Health/Environment, and Social/Economic)   Near transit corridors   Within 0.25 miles of a bus stop or other public transit   Within 1 mile of grocery stores, healthcare, or educational facilities   Near employment   Within 1 mile of a major employment center (e.g.,			for 30-50% AMI, or a combination	
Developers   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	Inclusive	Local leadership	Lead developer has experience serving local or	
New or emerging and Inclusive   New or emerging developers   Diverse leadership team   Diverse leadership team   Diverse leadership team   Diverse leadership team   Project addresses needs identified by the local community or recent planning efforts (unit size, affordability of units, means of transportation, access to services etc)   Engagement and Innovation   Completed community engagement   Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces   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   Properties located in a Qualified Census Tract   Project is in an area scoring high on the Child   Opportunity Index (Education, Health/Environment, and Social/Economic)   Near essential services   Within 1 mile of grocery stores, healthcare, or educational facilities   Near employment   Within 1 mile of a major employment center (e.g.,			underserved communities or reflects the demographics	
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			of strategic target areas	
Developers    Diverse leadership team			Lead developer has fewer than 5 years of experience or	
Developers    Diverse leadership team			has completed fewer than 3 projects or by total assets/	
Diverse leadership team   representing broad community backgrounds			scale of projects	
Community Engagement and Innovation  Strategic Target Areas  Enhancing Connectivity  Near essential services  Project addresses needs identified by the local community project community project affordability of units, means of transportation, access to services etc)  Engagement plan includes community input uses a broad variety of tools/tactics to reach community members, and clearly outlines how feedback was incorporated  Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Qualified Census Tract  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near essential services  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment Within 1 mile of a major employment center (e.g.,		Diverse leadership team	Majority of key leadership roles are held by individuals	
Community-driven or responsive project affordability of units, means of transportation, access to services etc)  Community Engagement and Innovation  Innovative housing solutions  Eryoices 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  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near essential services  Near employment Within 1 mile of a major employment center (e.g.,			representing broad community backgrounds	
Community-driven or responsive project affordability of units, means of transportation, access to services etc)  Community Engagement and Innovation  Innovative housing solutions  Eryoices 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  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near essential services  Near employment Within 1 mile of a major employment center (e.g.,	Engagement	-		
Community Engagement and Innovation  Completed community engagement  Engagement and Innovation  Completed community engagement  Engagement and Innovation  Engagement  Engagement plan includes community input uses a broad variety of tools/tactics to reach community members, and clearly outlines how feedback was incorporated  Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Qualified Census Tract  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,				
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Completed community Engagement and Innovation  Completed community engagement  Completed community engagement  Completed community engagement  Completed community engagement  Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Qualified Census Tract  Project is in an area scoring high on the Child High-opportunity area  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Near essential services  Near employment  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,				
Engagement and Innovation  Engagement engagement  Engagement engagement  Engagement engagement  Engagement engagement  Engagement  Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Qualified Census Tract  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,			Engagement plan includes community input uses a	
and Innovation    Innovative housing   Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces    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)     Near transit corridors   Within 0.25 miles of a bus stop or other public transit     Within 1 mile of grocery stores, healthcare, or educational facilities     Near employment   Within 1 mile of a major employment center (e.g.,			broad variety of tools/tactics to reach community	
Incorporated Includes innovative features like modular construction, adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  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 Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment Within 1 mile of a major employment center (e.g.,			members, and clearly outlines how feedback was	
Innovative housing solutions adaptive reuse, green design, shared living, infill/denser development (ADU's), inclusive design, or flexible & adaptive spaces  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 Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment Within 1 mile of a major employment center (e.g.,				
Strategic Target Areas  Revitalization area  Gualified Census Tract  High-opportunity area  Enhancing Connectivity  Revitalizations  Strategic Target Areas  Areas  Revitalization area  Areas  Revitalization area  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Properties located in a Qualified Census Tract  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,			Includes innovative features like modular construction,	
Strategic Target Areas  Revitalization area  Revitalization area  Revitalization area  Revitalization area  Revitalization area  Projects in areas with active or planned revitalization projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Properties located in a Qualified Census Tract  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Near essential services  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,		Innovative housing	adaptive reuse, green design, shared living, infill/denser	
Strategic Target Areas  Revitalization area  Revitalization area  Revitalization area  Revitalization area  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  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,		solutions	development (ADU's), inclusive design, or flexible &	
Strategic Target Areas  Revitalization area projects within 0.5 miles (BID, significant public infrastructure or private investment, etc.)  Qualified Census Tract Properties located in a Qualified Census Tract Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors Within 0.25 miles of a bus stop or other public transit  Near essential services Onnectivity  Near employment Within 1 mile of a major employment center (e.g.,			adaptive spaces	
Strategic Target Areas    Qualified Census Tract		Revitalization area	Projects in areas with active or planned revitalization	
Areas  Qualified Census Tract  Properties located in a Qualified Census Tract  Project is in an area scoring high on the Child  Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Near essential services  Connectivity  Qualified Census Tract  Properties located in a Qualified Census Tract  Project is in an area scoring high on the Child  Opportunity Index (Education, Health/Environment, and Social/Economic)  Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,			projects within 0.5 miles (BID, significant public	
Areas    Qualified Census Tract   Properties located in a Qualified Census Tract			infrastructure or private investment, etc.)	
Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Near transit corridors  Near essential services Connectivity  Project is in an area scoring high on the Child Opportunity Index (Education, Health/Environment, and Social/Economic)  Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,		Qualified Census Tract	Properties located in a Qualified Census Tract	
Social/Economic)  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 Within 1 mile of a major employment center (e.g.,		High-opportunity area	Project is in an area scoring high on the Child	
Enhancing Connectivity  Near transit corridors  Near essential services  Near employment  Within 0.25 miles of a bus stop or other public transit  Within 1 mile of grocery stores, healthcare, or educational facilities  Near employment  Within 1 mile of a major employment center (e.g.,			Opportunity Index (Education, Health/Environment, and	
Enhancing Connectivity  Near essential services Near employment  Within 1 mile of grocery stores, healthcare, or educational facilities  Within 1 mile of a major employment center (e.g.,			Social/Economic)	
Connectivity  Near essential services educational facilities  Near employment Within 1 mile of a major employment center (e.g.,		Near transit corridors	Within 0.25 miles of a bus stop or other public transit	
Connectivity    Connectivity   Educational facilities		Near essential services	Within 1 mile of grocery stores, healthcare, or	
Near employment Within 1 mile of a major employment center (e.g.,			educational facilities	
	Connectivity	Near employment	Within 1 mile of a major employment center (e.g.,	
centers   business, industrial district or major institutions)		centers	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.*