

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.

Domain	Item	Criteria	Yes/No
Maximizing Affordability	Workforce housing	50% or more of units are for households earning 80-120% AMI (target request of less than \$20K/unit)	
	Affordable housing	30% or more of units are for households earning 50-80% AMI (target request of less than \$60K/unit)	
	Low-income housing	10% of units for households earning <30% AMI, or 20% for 30-50% AMI (target requests of less than \$110K/unit)	
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.*