Attachment B1: Tier 1 Evaluation Scoring Criteria

	Evaluation Criteria	Maximum Points	Excellent	Good	Fair	Poor	Proposal Score
A1	Depth of Affordability	15	The majority of the project's affordable units will serve households earning up to 60% of Area Median Income (AMI) or less, with at least one unit at or below 30% AMI. *(Up to 15 points)*	The project will provide some affordable units at or below 60% AMI, but the majority serve higher income levels. *(Up to 10 points)*	The majority of affordable units serve households earning up to 80% AMI. *(Up to 5 points)*	The project does not provide affordability for households earning less than 80% AMI. *(0 Points)*	
A2	Duration of Affordability	10	The affordable units will be deed restricted in perpetuity. *(Up to 10 points)*	The affordable units will be deed restricted for more than 30 years but less than in perpetuity. *(Up to 7 points)*	The affordable units will be deed restricted for 30 years. *(Up to 5 points)*	The term of affordability is less than 30 years. *(0 Points)*	
B	Readiness to Proceed	20	The project demonstrates full site control, all land use approvals, and financing commitments, and can close within 6 months. *(Up to 20 points)*	The project demonstrates partial site control, permitting progress, and at least some committed funding sources. *(Up to 15 points)*	The project shows basic feasibility and planning, but limited progress on approvals or financing. *(Up to 10 points)*	The project lacks site control, land use feasibility, and clear path to closing. *(0 Points)*	
C	Accessibility and Universal Design	15	At least 15% of units are fully accessible, common areas meet Uniform Federal Accessibility Standards (UFAS), and project includes features promoting universal design. *(Up to 15 points)*	At least 10% of units are fully accessible, common areas meet UFAS, and project includes some universal design features. *(Up to 10 points)*	Project meets minimum requirement of 10% accessible units and fully accessible common areas per UFAS. *(Up to 5 points)*	Project does not meet accessibility requirements. *(0 Points)*	
D	Financial Feasibility	15	Project is fully financially feasible with committed sources for all funding gaps, sound operating assumptions, and AHTF contribution is ≤ 20% of total development cost. *(Up to 15 points)*	Project is mostly feasible with strong evidence of commitments for most funding and AHTF ≤ 25% of total development cost. *(Up to 10 points)*	Project shows potential feasibility but lacks evidence of full financing or has gaps in assumptions. *(Up to 5 points)*	Project lacks financial feasibility or relies heavily on unconfirmed or speculative funding. *(0 Points)*	
E	Development Team Capacity	15	Team has extensive experience with affordable housing, public funding sources, and recent successful project completions. Strong financials and references. *(Up to 15 points)*	Team has moderate experience and relevant projects; some public funding use and adequate capacity and track record. *(Up to 10 points)*	Team has limited experience with affordable housing or public funding; concerns about capacity or track record. *(Up to 5 points)*	Team lacks demonstrated experience or has poor track record with public funding or building, sanitary, and fire code violations. *(0 Points)*	
F	Sustainability and Resilience Features	10	Project incorporates high-performance design, includes multiple energy efficiency and resilience features, and pursues recognized green building certification. *(Up to 10 points)*	Project includes some sustainability or climate resilience features, but lacks a cohesive strategy or certification. *(Up to 7 points)*	Project mentions sustainability or resilience but provides little detail or justification. *(Up to 5 points)*	Project lacks sustainability or resilience elements. *(0 Points)*	

Attachment B2: Tier 2 Evaluation Scoring Criteria

	Evaluation Criteria	Maximum Points	Excellent	Good	Fair	Poor	Proposal Score
A1	Depth of Affordability	15	The majority of the project's affordable units will serve households earning up to 60% of Area Median Income (AMI) or less, with at least one unit at or below 30% AMI. *(Up to 15 points)*	The project will provide some affordable units at or below 60% AMI, but the majority serve higher income levels. *(Up to 10 points)*	The majority of affordable units serve households earning up to 80% AMI. *(Up to 5 points)*	The project does not provide affordability for households earning less than 80% AMI. *(0 Points)*	
A2	Duration of Affordability	10	The affordable units will be deed restricted in perpetuity. *(Up to 10 points)*	The affordable units will be deed restricted for more than 30 years but less than in perpetuity. *(Up to 7 points)*	The affordable units will be deed restricted for 30 years. *(Up to 5 points)*	The term of affordability is less than 30 years. *(0 Points)*	
B	Readiness to Proceed	15	The project demonstrates full site control, all land use approvals, and financing commitments, and can close within 6 months. *(Up to 15 points)*	The project demonstrates partial site control, permitting progress, and at least some committed funding sources. *(Up to 10 points)*	The project shows basic feasibility and planning, but limited progress on approvals or financing. *(Up to 5 points)*	The project lacks site control, land use feasibility, and clear path to closing. *(0 Points)*	
C	Accessibility and Universal Design	15	At least 15% of units are fully accessible, common areas meet Uniform Federal Accessibility Standards (UFAS), and project includes features promoting universal design. *(Up to 15 points)*	At least 10% of units are fully accessible, common areas meet UFAS, and project includes some universal design features. *(Up to 10 points)*	Project meets minimum requirement of 10% accessible units and fully accessible common areas per UFAS. *(Up to 5 points)*	Project does not meet accessibility requirements. *(0 Points)*	
D	Financial Feasibility	20	Project is fully financially feasible with committed sources for all funding gaps, sound operating assumptions, and AHTF contribution is ≤ 20% of total development cost. *(Up to 20 points)*	Project is mostly feasible with strong evidence of commitments for most funding and AHTF ≤ 25% of total development cost. *(Up to 15 points)*	Project shows potential feasibility but lacks evidence of full financing or has gaps in assumptions. *(Up to 10 points)*	Project lacks financial feasibility or relies heavily on unconfirmed or speculative funding. *(0 Points)*	
E	Development Team Capacity	15	Team has extensive experience with affordable housing, public funding sources, and recent successful project completions. Strong financials and references. *(Up to 15 points)*	Team has moderate experience and relevant projects; some public funding use and adequate capacity and track record. *(Up to 10 points)*	Team has limited experience with affordable housing or public funding; concerns about capacity or track record. *(Up to 5 points)*	Team lacks demonstrated experience or has poor track record with public funding or building, sanitary, and fire code violations. *(0 Points)*	
F	Sustainability and Resilience Features	10	Project incorporates high-performance design, includes multiple energy efficiency and resilience features, and pursues recognized green building certification. *(Up to 10 points)*	Project includes some sustainability or climate resilience features, but lacks a cohesive strategy or certification. *(Up to 7 points)*	Project mentions sustainability or resilience but provides little detail or justification. *(Up to 5 points)*	Project lacks sustainability or resilience elements. *(0 Points)*	