

Proposer: _____ Evaluator _____

Using your judgment and the RFP evaluation criteria listed below, evaluate this RFP response taking into consideration the transparency of information, development team capability, proposed project, business terms, and compliance with the Project Working Group goals. It is recognized that Respondents may not have experience in all areas. Please include your comments, and a summary of the pros and cons of the proposal.

Evaluation Criteria	Responsiveness Points	Evaluator Comments	Evaluator Points
Development Team Capability	50 points		
Development Type, Scope & Scale	15 points		
<ul style="list-style-type: none"> <i>History of working on projects serving the Black community in the N/NE area.</i> 	<i>5 points</i>		
<ul style="list-style-type: none"> <i>Participating in or implementing projects similar in development scope and type to proposed opportunity, including projects with public/private development partnerships and that have involved significant community engagement.</i> 	<i>5 points</i>		
<ul style="list-style-type: none"> <i>Financial capacity of the development team and/or the team's proposed strategies for securing financing. (minimum qualification of 3 points)</i> 	<i>5 points</i>		
Affordable Housing (minimum qualification of 10 points)	15 points		
<ul style="list-style-type: none"> <i>Affordable housing experience in multifamily rental housing and/or homeownership opportunities through a demonstrated track record of owning, managing, developing, and/or providing resident services.</i> 	<i>5 points</i>		
<ul style="list-style-type: none"> <i>Demonstrated capacity and/or experience in the role each team member has had within supportive housing:</i> <ul style="list-style-type: none"> <i>Ownership and Management: Demonstrated track record on sustaining at least two other Affordable Housing projects.</i> <i>Affordable Housing Development: Demonstrated track record of developing and creating at least two other Affordable Housing projects that have met PHB's Underwriting Guidelines and Green Building Policy at the time of award, if applicable.</i> 	<i>5 points</i>		

Evaluation Criteria	Responsiveness Points	Evaluator Comments	Evaluator Points
<ul style="list-style-type: none"> <i>Resident Services Delivery: Qualifications and experience of Resident Services, either directly or in partnership, in at least two Affordable Housing programs. Experience should include a description of population(s) served, and types and level of services offered.</i> 	5 points		
Community Benefits	20 points		
<ul style="list-style-type: none"> <i>Participating in a legally binding community benefit commitment.</i> 	5 points		
<ul style="list-style-type: none"> <i>Maintaining a diverse and equitable workforce (race, gender, disability) including a development team that includes African Americans and other people of color and a history of fair and equitable labor practices.</i> 	5 points		
<ul style="list-style-type: none"> <i>Proposed team structure, roles, and ownership structure provides significant opportunities for entrepreneurs of color, especially those with cultural or historic ties to the neighborhood, to create wealth through real estate development, investment, and long-term asset ownership.</i> 	10 points		
Development Approach	30 points		
Structure	10 points		
<ul style="list-style-type: none"> <i>Proposed property and ownership approach (e.g. structure/terms/options), including relationship with the land ownership nonprofit.</i> 	2 points		
<ul style="list-style-type: none"> <i>The proposed approach demonstrates market awareness and financial feasibility.</i> 	2 points		
<ul style="list-style-type: none"> <i>Proposed concept for project financial structure and terms.</i> 	2 points		
<ul style="list-style-type: none"> <i>Identify the amount and terms of any requested Portland Housing Bureau and/or Prosper Portland financing in alignment with the proposed project.</i> 	2 points		
<ul style="list-style-type: none"> <i>Project schedule – including estimated timing for due diligence and partnership phase; negotiating any property related or financial agreements; project start and completion.</i> 	2 points		
Community Benefits	20 points		
<ul style="list-style-type: none"> <i>Demonstrated ability to maximize diversity in past projects or business practices and commitment to strive to meet and exceed each partner agency’s construction Business & Workforce Equity Policy (or comparable policy).</i> 	5 points		

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<ul style="list-style-type: none"> • <i>The proposed approach demonstrates an ability to provide housing access to Black households. The roles and responsibilities of the development team and its members as those relate to the specific housing needs in the community, including who has access to the housing opportunities to be created by this project:</i> <ul style="list-style-type: none"> ○ <i>Approaches to outreach and marketing especially to Black communities.</i> ○ <i>Approaches to low-barrier screening criteria, appeals processes and lease-up in operations that increase or improve access to targeted communities and those approaches that are adapted to comply with the Preference Policy.</i> ○ <i>Track record of recent affordable housing projects that demonstrated success in reaching Black communities. Include race and ethnicity demographics of all residents, if available.</i> 	<p><i>15 points (5 points per sub-bullet)</i></p>		
Proposed Project	20 points		
Community Values & Priorities	10 points		
<ul style="list-style-type: none"> • <i>Proposed project uses advance the values of the Project Working Group and community priorities identified through the community engagement process.</i> • <i>Proposed project concept honors the historic Black community of N/NE and acknowledges historic displacement and import of the site.</i> 			
Community Benefits	10 points		
<ul style="list-style-type: none"> • <i>To the extent practical the proposed project provides both community and/or public benefits to the neighborhood and the willingness to establish robust partnerships to provide benefits.</i> 			
<p>Summary of Pros and Cons of Proposer and Recommendation/Ranking:</p>			