

B. DEVELOPMENT CONCEPT						
	PROJECT OVERVIEW (Total points available is dependent upon number of affordable units created) The purpose of this section is to provide a general overview of the proposed development, including details about the project type and affordability commitments.					
Application Question	Application Question	2 Points	1 Point	0 Points	Points Awarded	Comments/Reasoning
B.1	Please provide a brief overview of the proposal. Describe the impact of the proposed development on the community, as well as other key characteristics.	Project proposal is clearly explained, including how quality and safety will be maintained through on-site management, policies, and periodic inspections.	Project proposal is somewhat unclear, and/or strategies to ensure quality and safety are maintained are somewhat unclear or seem insufficient based on the project description.	Project proposal does not provide sufficient details, and/or strategies to ensure quality and safety are maintained are not identified.		
B.2	Please select the type of project you are requesting funding for (Check all that apply): <input type="checkbox"/> New Construction/Addition <input type="checkbox"/> Acquisition/Rehab or Preservation <input type="checkbox"/> Rehab	This question is not scored.	This question is not scored.	This question is not scored.		
B.3	Construction type: <input type="checkbox"/> Multi-family <input type="checkbox"/> Senior (55+ or 62+ years old) <input type="checkbox"/> Scattered site	This question is not scored.	This question is not scored.	This question is not scored.		
B.4.	Which WHEDA Low Income Housing Tax Credit (LIHTC) minimum set-aside election will the developer be utilizing for the proposed project? (WHEDA income and rent limits can be found in Appendix B). <input type="checkbox"/> 20% of units for tenants with incomes not exceeding 50% of County Median Income (CMI) <input type="checkbox"/> 40% of units for tenants with incomes not exceeding 60% of County Median Income (CMI)	This question is not scored.	This question is not scored.	This question is not scored.		
B.5	Total number of units:	This question is not scored.	This question is not scored.	This question is not scored.		

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The purpose of this section is to provide a general overview of the proposed development, including details about the project type and affordability commitments.							
B.6	Total <u>number</u> of affordable units (≤60% CMI): Refer to Exhibit B of the Application for Funding for WHEDA income limits.	0.10 points per unit					
B.7	Total <u>percentage</u> affordable units (≤60% CMI): Refer to Exhibit B of the Application for Funding for WHEDA income limits.	The developer will exceed the minimum percentage of affordable units required according to the WHEDA LIHTC minimum set-aside election selected in question B.4.		The developer will meet but not exceed the minimum percentage of affordable units required according to the WHEDA LIHTC minimum set-aside election selected in question B.4.			
B.8	Total amount of TIF Housing funding requested per affordable unit:	The total amount of TIF Housing funding requested per affordable unit seems reasonable based on the size and scope of the proposed development.		The total amount of TIF Housing funding requested per affordable unit does not seem reasonable based on the size and scope of the proposed development.			
B.9	Length of period of affordability commitment (in years):	Affordability (as defined by WHEDA for LIHTC projects) will be permanently maintained for the proposed development.	Affordability period is greater than the 30-year minimum affordability period set by WHEDA for LIHTC projects.	Minimum 30-year affordability period set by WHEDA for LIHTC projects			
B.10	Please describe the public benefit of the proposed housing development, and the risks associated with the project. Include risk mitigation strategies which are planned.	Public benefits of the proposed development are clearly explained, risks are identified, and strategies for mitigating risks are included.	Public benefits of the proposed development are somewhat explained, risks are identified, but strategies for mitigating risks are not included.	Public benefits of the proposed development are not clear, or risks are not identified.			
					TOTAL POINTS:	[TOTAL]	

B. DEVELOPMENT CONCEPT						
AFFORDABLE HOUSING NEEDS (4 total available points) The purpose of this section is to evaluate the developer’s knowledge and experience in identifying community-specific affordable housing needs.						
B.11	Describe the Development Team’s knowledge and experience in identifying and addressing affordable housing needs in communities of similar size and demographics as the City of Beloit.	Development Team has extensive experience identifying and addressing affordable housing needs in communities of similar size and demographics as the City of Beloit.	Development Team has experience identifying and addressing affordable housing needs in other communities which are not particularly similar to the City of Beloit in terms of size and demographics.	Development Team does not have demonstrated experience identifying and addressing affordable housing needs in other communities.		
B.12	Please describe the anticipated demand for the proposed target population(s) served through this development. Use local data to support your claims.	Demand for the project is clearly explained, help meet community housing needs, and demand projections are clearly supported by local data.	Demand for the project is explained and will help meet community housing needs, but is not supported by local data.	Demand for the project is not clear from the information provided.		
				TOTAL POINTS:	[TOTAL]	
C. PROJECT DETAILS						
HOUSING INFORMATION AND UNIT MATRIX (6 total available points) The purpose of this section is to summarize the total number and type of units proposed.						
C.1	Provide the following information for your proposed project. List the property address along with the number of units you are proposing by size, income category, etc. If this is a scattered site proposal, list each address separately with the number of units you are proposing by income category, size, and rent for that particular address and/or phase. Attach additional pages if needed.	The proposed development will include market rate (unlimited income and rent) units to support a mix of household incomes.		The proposed development will not include market rate (unlimited income and rent) units to support a mix of household incomes.		

C. PROJECT DETAILS						
HOUSING INFORMATION AND UNIT MATRIX (6 total available points) The purpose of this section is to summarize the total number and type of units proposed.						
C.2	Utilities/amenities included in rent: <input type="checkbox"/> N/A <input type="checkbox"/> Water/sewer <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Free internet in-unit <input type="checkbox"/> Washer/dryer <input type="checkbox"/> Other: _____	All utilities/amenities will be included in the rent.	Some utilities/amenities will be included in the rent.	Utilities/amenities will not be included in the rent.		
C.3	Please list the source for calculating your utility allowance: <input type="checkbox"/> HUD Utility Schedule Model (HUSM) <input type="checkbox"/> Energy Consumption Model <input type="checkbox"/> Beloit Housing Authority (BHA) utility allowances	This question is not scored.	This question is not scored.	This question is not scored.		
C.4	Please list the total utility allowance per bedroom size:	This question is not scored.	This question is not scored.	This question is not scored.		
C.5	Describe this development’s approach to accessibility, including the number and percent of accessible units proposed for each level of accessibility (i.e., Type A and B units). Elaborate on this development’s plan to meet or exceed WHEDA’s minimum requirements as well as exceeding the building code standards for Type A units. For rehab, describe the accessibility modifications that will be incorporated into the existing development.	<u>For new construction</u> , Developer clearly explains approach to accessibility, identifies the number of accessible units, and will exceed WHEDA’s minimum requirements as well as building code standards for Type A units. <u>For rehab projects</u> , accessibility modifications will be incorporated into existing development which exceed minimum requirements.	<u>For new construction</u> , Developer somewhat explains approach to accessibility, identifies the number of accessible units, and will meet WHEDA’s minimum requirements as well as building code standards for Type A units. <u>For rehab projects</u> , accessibility modifications will be incorporated into existing development which meet minimum requirements.	<u>For new construction</u> , Developer does not identify the number of accessible units. <u>For rehab projects</u> , developer does not describe any accessibility modification that will be incorporated into the existing development.		
				TOTAL POINTS:	[TOTAL]	

C. PROJECT DETAILS						
SITE INFORMATION (16 total available points)						
The purpose of this section is to provide details about the site or sites of the proposed development, including proximity to essential services and amenities.						
C.6	Identify the neighborhood (including Census Tract) in which the site/sites is/are located:	Project is located within one of Beloit’s Neighborhood Revitalization Strategy Area (NRSA) neighborhoods, the Merrill neighborhood (Census Tract 18) or Hackett neighborhood (Census Tract 16).		Project is not located within one of Beloit’s Neighborhood Revitalization Strategy Area (NRSA) neighborhoods, the Merrill neighborhood (Census Tract 18) or Hackett neighborhood (Census Tract 16).		
C.7	Explain why the site(s) was/were chosen, and how the project will help the City of Beloit to expand affordable housing opportunities where most needed. Describe the neighborhood and surrounding community. Provide the streets of the closest major intersection as well as known structures/activities surrounding the site that identifies where the site is located.	Developer clearly identifies unique features of the site(s) which contributed to its/their selection, and describes how it will be compatible with the surrounding neighborhood and broader community.	Developer somewhat identifies unique features of the site(s) which contributed to its/their selection, but compatibility with the surrounding neighborhood and/or broader community is unclear.	Developer does not provide a clear explanation of the site selection process or decision-making factors, and/or the project does not seem compatible with the surrounding neighborhood and/or boarder community.		
C.8	Attach two maps indicating project location. Include one close-up map of the site, and a second map showing the site in the context of the city.	This question is not scored.	This question is not scored.	This question is not scored.		
C.9	Describe the historical uses of the site. Identify if a Phase I Environmental Site Assessment has been completed and briefly summarize any issues identified. Identify any environmental remediation activities planned, completed, or underway, and/or any existing conditions of environmental significance located on the proposed site.	A Phase I Environmental Site Assessment has been completed, and either no historical sources of contamination were identified or the site has been fully remediated to accommodate the proposed development.	A Phase I Environmental Site Assessment has been completed, but additional investigation and/or remediation is needed before the site is shovel-ready.	A Phase I Environmental Site Assessment has not yet been completed.		
C.10	What is the current zoning of the site? (An interactive version of the Zoning Map can be found here)	This question is not scored.	This question is not scored.	This question is not scored.		

C. PROJECT DETAILS						
	<p>SITE INFORMATION (16 total available points) The purpose of this section is to provide details about the site or sites of the proposed development, including proximity to essential services and amenities.</p>					
C.11	Describe any necessary planning and zoning-related approvals (rezoning, conditional use permit, demolition, etc.) that must be obtained for the proposal to move forward.	Developer has filed applications for all needed public land use approvals or does not need any public land use approvals.	Developer has not filed applications for all needed public land use approvals, but has clearly explained the process and timeline for obtaining needed approvals.	Developer has not filed applications for needed public land use approvals, and process or timeline for obtaining needed approvals is not clear from information provided.		
C.12	Describe the proposed project’s consistency with the land use recommendations, goals, and objective as may be relevant in adopted plans, including the City of Beloit’s Comprehensive Plan Future Land Use Map.	Project is consistent with the Comprehensive Plan’s Future Land Use Map.		Project is not consistent with the Comprehensive Plan’s Future Land Use Map.		
C.13	Identify the distance the following amenities are from the proposed site.	<p>½ point for each of the following they are within 0.25 miles of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Transit routes and stops <input type="checkbox"/> Schools or youth facilities <input type="checkbox"/> Near businesses (employment and/or shopping) <input type="checkbox"/> Parks and/or trails 				
C.14	Describe the anticipated transit options for people to access employment and amenities such as childcare, after school activities, grocery stores, the nearest library, neighborhood centers, and other amenities described above. What is the actual walking distance (in miles) between the proposed site and the nearest transit stop? (An interactive route map is available here)	The developer demonstrates a clear understanding of transit options and infrastructure which would serve the proposed housing development, and multiple safe transit options will be available to residents of the development.	The developer somewhat demonstrates understanding of transit options and infrastructure which would serve the proposed housing development, but safe transit options available to residents of the development are limited.	The developer does not demonstrate a clear understanding of transit options and infrastructure which would serve the proposed housing development, or project location would greatly limit safe transit options available to residents of the development.		

C. PROJECT DETAILS						
SITE INFORMATION (16 total available points) The purpose of this section is to provide details about the site or sites of the proposed development, including proximity to essential services and amenities.						
C.15	Describe the impact this housing development will have on the schools in this area. Approximately how many elementary and middle school children are projected to live at the proposed housing development based on your proposed unit mix and previous housing experience?	Development is projected to serve families with elementary and middle school children, and elements of the development which will impact area schools have been clearly explained.		Development is not projected to serve families with elementary and middle school children, and/or the development is not anticipated to create positive impacts on area schools.		
				TOTAL POINTS:	[TOTAL]	
REAL ESTATE PROJECT DATA SUMMARY (8 total available points) The purpose of this section is to provide an overview of the current use and value of the project site(s), and identify any residential or commercial displacement associated with the project.						
C.16	Enter the site address (or addresses if scattered site) of the proposed housing and answer the questions listed below for each site.	The project will result in a significant increase in the number of total units, number of accessible units, and appraised value of the site(s) after project completion.		The project will not result in a significant increase in the number of total units, number of accessible units, and/or appraised value of the site(s) after project completion.		
C.17	For proposals that include rehabilitation, have you completed a Capital Needs Assessment for this property? If so, summarize the scope and cost, and attach a copy of the capital needs assessment.	For rehabilitation projects, 2 points if a Capital Needs Assessment report has already been prepared. Not applicable for new construction.		For rehabilitation projects, 0 points if a Capital Needs Assessment report has not yet been prepared. All new construction projects will receive 0 points for this question.		

C. PROJECT DETAILS						
REAL ESTATE PROJECT DATA SUMMARY (8 total available points) The purpose of this section is to provide an overview of the current use and value of the project site(s), and identify any residential or commercial displacement associated with the project.						
C.18	Identify any existing buildings on the proposed site, noting any that are currently occupied. Describe the planned demolition of any buildings on the site, if applicable.	There are no existing buildings on the site planned for demolition, or no existing buildings which are planned for demolition are currently occupied.		There are occupied structures on site which are planned for demolition.		
C.19	Will any business or residential tenants be displaced temporarily or permanently? If so, please describe the relocation requirements, relocation plan, and relocation assistance that you will implement or have started to implement.	No tenants will be displaced temporarily or permanently through the proposed development, or tenants will be temporarily displaced through the proposed development, but relocation requirements and plans to address this have been clearly explained.	Business or residential tenants will be permanently displaced through the proposed development, but relocation requirements and plans to address this have been clearly explained.	Business or residential tenants will be permanently displaced through the proposed development, but relocation requirements and plans to address this have not been clearly explained.		
				TOTAL POINTS:	[TOTAL]	
D. PROJECT AMENITIES AND SERVICES						
SITE AMENITIES (8 total available points) The purpose of this section is to identify interior and exterior amenities for residents of the proposed development.						
D.1	Describe the exterior amenities that will be available to tenants and guests (e.g., tot lot or play structure, outdoor exercise equipment, patio, permanent tables and chairs, greenspace, grill area, gardens, etc.). Attach renderings if available.	Ample exterior amenities will be available to tenants and guests, and have been thoughtfully designed to accommodate the target population(s) of the development.	Some exterior amenities will be available for tenants and guests, but how the proposed exterior amenities will help meet the needs of the target population(s) of the development is somewhat unclear.	Minimal exterior amenities are proposed, and/or exterior amenities do not seem consistent with the target population(s) of the development.		

D. PROJECT AMENITIES AND SERVICES

<p>SITE AMENITIES (8 total available points) The purpose of this section is to identify interior and exterior amenities for residents of the proposed development.</p>						
D.2	Describe the interior common area amenities that will be available to tenants and/or guests (e.g., community rooms, exercise room, business center, etc). For family developments, will there be a year-round indoor play space and/or youth lounge for children and teens?	Ample interior amenities will be available to tenants and guests, and have been thoughtfully designed to accommodate the target population(s) of the development.	Some interior amenities will be available for tenants and guests, but how the proposed interior amenities will help meet the needs of the target population(s) of the development is somewhat unclear.	Minimal interior amenities are proposed, and/or interior amenities do not seem consistent with the target population(s) of the development.		
D.3	For proposals contemplating first floor commercial space, describe how the use and/or tenant of the space will be a benefit to the immediate neighborhood (e.g., childcare, senior center, community facility, neighborhood-serving commercial, etc.). Explain how the use of the space was identified to fill a service gap or enhance the surrounding community. Describe if a prospective tenant or use has already been identified or how a prospective tenant will be found and will help inform the space’s design.	First floor commercial space is proposed, and future use would directly serve/benefit residents of the proposed housing development.	First floor commercial space is proposed, but future use is unclear or not particularly complimentary to the proposed residential development.	First floor commercial space is not proposed, and/or future use would not be compatible with the proposed residential development.		
D.4	Describe the interior apartment amenities, including plans for internet service (and costs to tenants, if any) and a non-smoking indoor environment throughout the building.	Ample interior apartment amenities will be available for tenants, and have been thoughtfully designed to accommodate the target population(s) of the development.	Some interior apartment amenities will be available for tenants, but how the proposed apartment amenities will help meet the needs of the target population(s) of the development is somewhat unclear.	Minimal interior apartment amenities are proposed, and/or amenities do not seem consistent with the target population(s) of the development.		
				TOTAL POINTS:	[TOTAL]	

D. PROJECT AMENITIES AND SERVICES

<p>INTEGRATED SUPPORTIVE HOUSING UNITS (10 total available points) The purpose of this section is to identify the number of integrated supportive housing units proposed, as well as the nature of services and community partners for effective service delivery.</p>						
D.5	Describe the consultation and coordination between the Developer, the Property Manager, and the lead Supportive Service Coordination Agency that occurred prior to this application, and planned to design the development in terms of matching unit mix (income and size) to the targeted population(s).	Lead Supportive Service Coordination agency will provide input on design in order to best meet the needs of the target population(s).	Developer describes how they plan to consult and coordinate with a Lead Supportive Service Coordination agency on design in order to best meet the needs of the target population(s).	Developer does not clearly identify strategies for consultation and coordination with a Lead Supportive Service Coordination agency, and/or Integrated Supportive Housing Units are not proposed as part of the development.		
D.6	Please describe your proposed integrated supportive housing approach that will meet and exceed WHEDA’s supportive housing requirements outlined in the Appendix S Checklist of the WHEDA Qualified Allocation Plan targeting veterans and/or persons with disabilities. Please elaborate on which target populations you plan on serving.	Developer clearly explains the integrated supportive housing approach which will exceed WHEDA’s supportive housing requirements, and will help fill gaps in current supportive housing options to meet the needs of the target population(s).	Developer explains the integrated supportive housing approach which will meet WHEDA’s supportive housing requirements, but how the proposed development will help fill gaps in current supportive housing options to meet the needs of the target population(s) is somewhat unclear.	Developer does not intend to have an integrated supportive housing approach for the proposed development.		
D.7	Identify the partnership(s) with supportive service agencies that have been or will be formed to serve the target population(s) for the supportive housing units, including service provider(s) from the Continuum of Care (list is available here), if applicable. Provide a detailed description of the type (e.g., assessment and referral, on-site intensive case management, etc.) and level of supportive services (% FTE and ratio of staff: household) that will be provided to residents of the proposed project.	Developer clearly explains the level of supportive services to be provided to residents of the proposed project, and has already formed partnership(s) with supportive service agency(ies) to facilitate this.	Developer explains the level of supportive services to be provided to residents of the proposed project, but has not yet formed partnership(s) with supportive service agency(ies) to facilitate this.	Developer does not clearly explain the level of supportive services to be provided to residents of the proposed development, or supportive services will not be included in the proposed project.		

D. PROJECT AMENITIES AND SERVICES

INTEGRATED SUPPORTIVE HOUSING UNITS (10 total available points) The purpose of this section is to identify the number of integrated supportive housing units proposed, as well as the nature of services and community partners for effective service delivery.						
D.8	The City of Beloit expects that supportive service partners have access to adequate compensation for the dedicated services provided to residents of the development. In order to ensure the success of the development, the partnership(s), and the tenants, describe the level of financial support to help pay for or subsidize supportive services that the development will provide annually to the identified supportive service partner(s). Identify any other non-City funding sources contemplated or committed for supportive services outside of this project. Explain any arrangement with developer fee sharing, “above the line” payments in the operating budget, “below the line” payments out of available cash flow and/or percentage of developer fee shared.	Non-City funding sources have been committed to help pay for or subsidize supportive services for residents of the proposed development.	The developer has identified potential funding source(s) to help pay for or subsidize supportive services for residents of the proposed development, but no outside funding has been committed to date.	The developer will not be providing any non-City funding sources to help pay for or subsidize supportive services for residents of the proposed development.		
D.9	Attach a letter from the service provider(s) detailing the services they intend to provide to residents of the supportive housing units, the cost of those services, and how those services will be financially supported (i.e., through the development, fundraising, existing program dollars, etc.).	At least one letter was attached from service providers detailing the services they intend to provide to residents of the supportive housing units, which will be offered at no cost to residents.	At least one letter was attached from service providers detailing the services they intend to provide to residents of the supportive housing units, which will be offered at a cost to residents.	No letters from supportive service providers included, and/or supportive services will not be included as part of the proposed project.		
				TOTAL POINTS:	[TOTAL]	

E. COMMUNITY ENGAGEMENT AND MARKETING						
PROPERTY MANAGEMENT: TENANT SELECTION AND AFFIRMATIVE MARKETING (8 total available points)						
The purpose of this section is to provide details regarding tenant selection and marketing methods planned for the proposed development.						
E.1	Describe the planned approach, relationship, and coordination between the Property Manager and the lead Supportive Service Coordination Agency for lease up and ongoing services. Have these entities previously participated in an in-dept pre-lease up coordination process with these target population(s) in coordination with relevant community partners? How will these entities work together to ensure a successful development well-integrated with the immediate neighborhood and community?	Developer clearly describes the proposed process for lease-up, has experience participating in an in-depth pre-lease up coordination process with the target population(s) to be served, and detailed plans to ensure integration with surrounding neighborhood and community are provided.	Developer clearly describes the proposed process for lease-up, has limited experience participating in an in-depth pre-lease up coordination process with the target population(s) to be served, and/or plans to ensure integration with surrounding neighborhood and community are somewhat unclear.	Developer does not have experience participating in an in-dept pre-lease up coordination process with the target population(s) to be served, and/or does not elaborate on plans to ensure integration of the development with the surrounding neighborhood and community.		
E.2	Describe the affirmative marketing strategy and any other strategies to engage the target populations for this proposal.	Affirmative marketing strategy is clearly explained, including how it has been designed to most effectively engage the target population(s) for this proposal.	Affirmative marketing strategy is somewhat explained, but how it has been designed to most effectively engage the target population(s) for this proposal is somewhat unclear from the information provided.	Affirmative marketing strategy is not clearly explained, or does not appear to have been designed to most effectively engage the target population(s) for this proposal.		
E.3	How will you affirmatively market to populations that will be identified as least likely to apply? Detail specific partnerships that the development team, Property Manager, and/or other agencies in this proposal have had with community agencies and organizations that provide direct housing search and related assistance to households least likely to apply. Please reference successful past practices, relationships with agencies and/or marketing materials used.	Developer clearly explains how the development will be affirmatively marketed to populations identified as least likely to apply, and has experience successfully utilizing these marketing strategies in similar development projects.	Developer does not have experience utilizing marketing strategies in similar projects, but clearly explains strategies and partnerships which will be utilized to affirmatively market to populations identified as least likely to apply.	Developer does not have experience utilizing marketing strategies in similar projects, and does not clearly explain strategies or partnerships which will be utilized to affirmatively market to populations identified as least likely to apply.		

E. COMMUNITY ENGAGEMENT AND MARKETING

<p>PROPERTY MANAGEMENT: TENANT SELECTION AND AFFIRMATIVE MARKETING (8 total available points) The purpose of this section is to provide details regarding tenant selection and marketing methods planned for the proposed development.</p>						
E.4	Describe the proposed development’s policy toward notification of non-renewals and limiting rent increases for lease renewals? How will it ensure that prospective long-term tenants be protected from significantly and rapidly rising contract rent increases?	Developer’s policy toward notification of non-renewal and rent increases is clearly explained, and designed to protect prospective long-term tenants from significantly and rapidly rising rent increases.		Developer’s policy toward notification of non-renewal and rent increases is somewhat explained, but how policy will help protect prospective long-term tenants from significantly and rapidly rising rent increases is not clear.		
				TOTAL POINTS:	[TOTAL]	
<p>COMMUNITY ENGAGEMENT PROCESS (6 total available points) The purpose of this section is to summarize the efforts which have been made and are planned to engage the neighborhood and broader community about the proposed development.</p>						
E.5	Describe the neighborhood and community input process to date. Describe the plan for continued neighborhood input on the development (e.g., steering committee, survey, informational meetings, project website, etc.).	Developer has conducted neighborhood and/or community outreach efforts prior to the time of application, and has a clear and robust plan for continued neighborhood input and engagement throughout the development process.	Developer has not yet conducted any neighborhood and/or community outreach efforts, but plans for robust neighborhood input and engagement throughout the development process are clearly explained.	Developer has not yet conducted any neighborhood and/or community outreach efforts, and plans for neighborhood engagement are not clearly explained and/or do not seem sufficient to gain meaningful input on the proposed development.		

E. COMMUNITY ENGAGEMENT AND MARKETING						
COMMUNITY ENGAGEMENT PROCESS (6 total available points) The purpose of this section is to summarize the efforts which have been made and are planned to engage the neighborhood and broader community about the proposed development.						
E.6	Describe your plans for neighborhood informational meetings and other ways of engaging and informing residents both during construction and approaching lease-up. Describe your experience in working with neighborhood residents post-approval, and detail effective strategies you have used to effectively communicate with residents.	Developer clearly describes plans for informational meetings and other ways of engaging and informing residents, and explains their experience successfully utilizing these resident outreach strategies for similar housing projects.	Developer does not have experience conducting resident outreach for similar housing projects, but clearly describes informational meetings and other methods they will use for engaging and informing residents.	Developer does not have experience conducting resident outreach for similar housing projects, and not enough information is provided regarding their plans for engaging and informing residents.		
E.7	Describe how this development will promote both racial and social equity in the community and the greater Beloit area. Use local data to support your arguments.	The proposed development will promote both racial and social equity, and uses local demographic or historical data to support the arguments.	The proposed development will promote racial and social equity, but does not use local demographic or historical data to support the arguments.	How the proposed development will promote racial and social equity is unclear from the information provided, and does not use local demographic or historical data to support the arguments.		
					TOTAL POINTS:	[TOTAL]
F. TIMING AND BUDGET						
PROPOSAL TIMELINE (2 total available points) The purpose of this section is to provide an overview of the anticipated timing for planning and implementation of the proposed project.						
F.1	Please list the estimated/target completion dates associated with the following activities/ benchmarks to illustrate the timeline of how your proposal will be implemented.	Realistic, detailed timeline provided with appropriate timing for successful execution and completion within the expenditure period.	Timeline provided, but not enough detail provided to determine appropriateness for successful completion within the expenditure period.	No timeline provided or timeline provided extends beyond the expenditure period.		
					TOTAL POINTS:	[TOTAL]

F. TIMING AND BUDGET						
BUDGET (8 total available points) The purpose of this section is to provide a detailed budget summary, as well as the developer’s plans for project adjustments if not funded to the full request amount.						
F.2	Total Funding Requested	Amount requested appears to be justified by the proposal description and does not exceed maximum grant amount.		Amount requested does not appear to be justified by the proposal, or exceeds the maximum grant amount.		
F.3	Complete and attach the Budget Summary Workbook (Appendix A).	Budget Summary Workbook has been completed, and all Expenses listed appear reasonable based on project description.		Budget Summary Workbook has not been completed, and/or some Expenses listed do not appear reasonable based on project description.		
F.4	If the applicant is not funded to the full request amount, could the project be scaled or adjusted to still move forward?	Yes		No		
F.5	Please explain how the project could be scaled or adjusted to move forward if the applicant is not funded to the full request amount.	Agency clearly explains a plan in place to scale or adjust program to move forward even if applicant is not funded to the full request amount.	Agency plan to adjust program if applicant is not funded to the full request amount somewhat unclear or not enough information provided.	Program cannot be scaled or adjusted if not funded to the full request amount, or plan for doing so is unclear from explanation provided.		
				TOTAL POINTS:	[TOTAL]	

G. ORGANIZATIONAL CAPACITY						
DEVELOPMENT TEAM (10 total available points)						
The purpose of this section is to summarize the organizational structure for the proposed project, as well as the developer’s experience with construction and operation of similar developments.						
G.1	Describe the project’s organizational structure. Please attach an organizational chart detailing the roles of the applicant, all partners, and the ownership and controlling interest percentages of each entity.	An organizational chart detailing the roles of the applicant, all partners, and the ownership and controlling interest percentages of each entity was attached.		An organizational chart was not attached, or does not include all information requested.		
G.2	For projects that will be co-developed with a non-profit partner, please explain the non-profit’s role in the development. State if the non-profit will have a controlling interest (as memorialized in organizational documents), Right of First Refusal, or General Partner Purchase Option. If not, please elaborate on how the non-profit organization will be involved in the long-term ownership of the development.	Proposed project will be co-developed with a non-profit partner, and non-profit partner will maintain a controlling interest in the long-term ownership of the development.	Proposed project will be co-developed with a non-profit partner, and non-profit partner will be involved in the long-term ownership or operation of the development but will not maintain a controlling interest.	Proposed project will not be co-developed with a non-profit partner.		
G.3	For projects that will be co-developed with a woman, Black, Indigenous, and people of color (BIPOC), or minority developer, please explain the woman, BIPOC, or minority developer role in the development. State what percentage stake the woman, BIPOC, or minority developer will have in the development, cash flow, etc. (as memorialized in organizational documents). If the development team will partner with a woman, BIPOC, or minority developer but will not provide a stake in the organization structure, please explain this decision and elaborate on how the woman, BIPOC, or minority developer will be involved in the long-term ownership of the development.	Proposed project will be co-developed with a woman, BIPOC, and/or minority developer, and the woman, BIPOC, or minority developer will maintain a substantial stake in the long-term ownerships of the development.	Proposed project will be co-developed with a woman, BIPOC, and/or minority developer, and the woman, BIPOC and/or minority developer will be involved in the long-term ownership or operation of the development but will not maintain a controlling interest in the organization structure.	Proposed project will not be co-developed with a woman, BIPOC, or minority developer.		
G.4	Identify all key roles in your project development team, including architect, general contractor, legal counsel, property management agent, supportive service provider(s), and any other key consultants, if known.	Key roles of the project development team have been identified.		Some key roles of the project development team are yet to be determined.		

G. ORGANIZATIONAL CAPACITY						
DEVELOPMENT TEAM (10 total available points) The purpose of this section is to summarize the organizational structure for the proposed project, as well as the developer’s experience with construction and operation of similar developments.						
G.5	For the following development team roles, please identify the number and/or percentage of women and persons of color employed by that company.	Development team will include two (2) or more companies with 51%+ employees who are BIPOC and/or women.	Development team will include one (1) company with 51%+ employees who are BIPOC and/or women.	Development team will not include any companies with 51%+ employees who are BIPOC and/or women.		
				TOTAL POINTS:	[TOTAL]	
REFERENCES (2 total available points) The purpose of this section is to evaluate references who can speak to the applicant’s past performance with similar development projects.						
G.6	Please list at least three municipal/financing references who can speak to your work on similar developments completed by your team, and attach a letter of reference from each.	Applicant has provided at least three (3) references, and all letters of reference positively speak to the applicant’s past performance on similar development projects.		Applicant has provided fewer than three (3) references, or references do not speak positively to the applicant’s past performance on similar development projects.		
				TOTAL POINTS:	[TOTAL]	
WHEDA SELF-SCORE (2 total available points) The purpose of this section is to assess how the proposed development is anticipated to score when applying for LIHTC funding through WHEDA.						
G.7	Please provide your estimated WHEDA self-score in the table provided. Projects already in receipt of a tax credit award do not need to complete a self-score.	Developer’s WHEDA self-score exceeds the minimum score of 120.	Developer’s WHEDA self-score meets the minimum score of 120.	Developer’s WHEDA self-score does not meet the minimum score of 120.		
				TOTAL POINTS:	[TOTAL]	