

## EXHIBIT C

 <div style="text-align: center;"> <b>CITY OF ALBUQUERQUE</b>  <b>Department of Family and Community Services</b>  <b>Brown RFP</b> </div> 		
<hr/> <b>RANKING MATRIX</b> <b>RFP-DFCS-CD-AHD-20-03-BROWN</b>		
Applicant Name:		
Name of Applicant Representative Completing this Matrix Form:	Title of Applicant Representative:	Date:
Applicant Representative Phone Number:	Applicant Representative email address:	

<b>THRESHOLD REQUIREMENTS</b>			
<b>PART 1</b>	The following questions represent Threshold Requirements. ALL must be answered "Yes" to be considered for project funding. Please enter your responses by checking "Yes" or "No" in the Applicant Response column below.		
Evaluation Factor		Applicant Response	City Verification
1.	Does this project contain the required percentage of units (30%) at or below 80% of the Area Median Income (AMI) and a minimum of 40% of the total number of residential units on the project site must be affordable to households earning at or below 60% of AMI?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.	Is applicant a not-for-profit, or, is the not-for-profit a controlling partner in the applicant partnership, or is the applicant a Governmental entity such as a Public Housing Authority (PHA)?  <b>Not-for-profit must be authorized to do business in New Mexico and have a valid 501 (c)(3) or (c)(4) determination from the IRS or other 501 (c) designation, approved by the City on a case-by-case basis. Governmental Entities must provide HUD documentation recognizing the PHA as currently authorized to administer PHA programs.</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.	Not-for-profit must submit required documentation to be evaluated and approved as a: <input type="checkbox"/> Affordable Housing Development Organization (AHDO), or <input type="checkbox"/> Community Housing Development Organization (CHDO).	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.	The applicant acknowledges that the project must meet the following minimum property standards: 1. All State and local codes and ordinances that apply to the project regardless of whether the project involves acquisition, rehabilitation, or new construction. 2. Uniform Federal Accessibility Standards. The UFAS standards apply to new construction and substantial rehabilitation, in accordance with Section 504 of the Rehabilitation Act of 1973 (if awarded federal funding). 3. International Energy Conservation Code and Site and Neighborhood Standards, for new construction projects (if awarded federal funding). 4. Fair Housing Amendment Act Guidelines.	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No	
5.	Does the proposed project incorporate all required development components of the RFP (Rental Housing, Ownership Housing, and Economic Development)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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PART 1		THRESHOLD REQUIREMENTS	
The following questions represent Threshold Requirements. ALL must be answered "Yes" to be considered for project funding. Please enter your responses by checking "Yes" or "No" in the Applicant Response column below.			
	Evaluation Factor	Applicant Response	City Verification
6.	For new construction, project is <b>not</b> located in a floodplain or will be constructed in a manner that it can be removed from the floodplain.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7.	Evidence of Neighborhood outreach by providing the following documentation (must be 6 months current):		
	a. Map of Neighborhood Associations from the City's Office of Neighborhood Coordination and their proximity to the potential Project.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	b. Fliers disseminated in immediate neighborhood of project.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	c. Notification in the form of e-mails and/or letters to neighborhood association(s) or area residents within ¼ mile of the project.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8.	Does the project leverage City Funds at a minimum ratio of 4:1 (WFHTF only, must be 20% or less of TDC) or meets the exceptions described in the 2018-2022 Consolidated Plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	To calculate: Consider only permanent financing. Divide the total of local, federal and state funds flowing through the City, by the Total Development Cost (City \$/TDC shall = .20 or <). Exceptions to this ratio requirement are only available for certain hard to develop projects subject to City review and approval. If no is selected, please include justification narrative.		
9.	Are 20% or less of the City Funds being used to fund development soft costs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10.	Is this project financially feasible and financially sustainable by meeting the requirements of the Development Proforma and Operational Proforma sections of the HOME Underwriting Guidelines?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11.	Does this project incorporate elements of Universal Design?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12.	ADA Accessibility Requirements (Rental):		
	a. Does this project incorporate a minimum 5% of the total units as ADA Type A Accessible?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	b. Does the project incorporate the required units as ADA Type B Accessible (Adaptable), in accordance with the International Building Code?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Does the proposed Project meet ALL Threshold Requirements in #'s 1-12 above?</b>		<b>If Yes, Proceed to Part 2</b>	City Determination
		<b>In No, Project is Ineligible</b>	

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## CITY OF ALBUQUERQUE Department of Family and Community Services



### RANKING MATRIX Rental Development Applications

PART 2	The following criteria are competitive criteria that are weighted based upon policies intended to create outcomes as identified in the Workforce Housing Opportunity Act and Consolidated Plan. Some criteria assign one set of points while other criteria assign a range of points.				
Evaluation Factor			Points Possible	Applicant Scoring	City Staff Scoring
1.	<b>Neighborhood Conditions</b>	Project will stabilize neighborhood by upgrading the existing housing inventory and/or preserving a mixed-income community. <b>Review Standard: Determine whether the neighborhood is identified as an Investment Area (Stable), an Investment and Reinvestment Area, or a Reinvestment Area (Disinvesting).</b> (5 points maximum)			
		a. Does the Application describe how development strategy will mitigate disinvestment risk? (refer to 2018-2022 Consolidated Plan)	2		
		b. Does the Application describe how development strategy will mitigate gentrification risk? (refer to 2018-2022 Consolidated Plan)	3		
2.	<b>Design and Context</b>	<b>Review Standard: Project planning and design responds creatively and effectively to the requirements of the RFP and the intent of the Brown Property Public Process Report.</b> Project planning and design responds creatively and effectively to the goals, recommendations and requirements of the RFP. <ul style="list-style-type: none"> <li>Project is responsive to the community concerns and recommendations documented in the Brown Property Public Process Report and incorporates subsequent community input.</li> <li>Proposal will enhance the surrounding area.</li> <li>Project demonstrates a high level of design creativity with sensitivity to the social and physical context of the surrounding area.</li> <li>Project Design Submission statement, drawings, and supplemental material describe the project completely and effectively.</li> </ul>	<b>25</b>		
3.	<b>Energy Efficient Construction</b>	Project exceeds City's Energy Conservation Code. <a href="http://www.cabq.gov/planning/building-safety-permits/current-building-codes">http://www.cabq.gov/planning/building-safety-permits/current-building-codes</a> <b>Review Standard</b> (5 points Maximum for sections a. and b.)			
		<b>LEED or Build Green NM or Enterprise Green Community</b>			
		a. <b>Provide documentation that the project anticipates meeting LEED-H Silver or BGNM Silver or Enterprise Green Community Silver, AND will meet relevant HERS Index for certification.</b>	5		
		<b>Or HERS (without above certification)</b>			
		b. <b>If the project has a HERS Index of 75 or lower for renovation OR 65 or lower for new construction.</b>	2		

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**Rental Development Applications**

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Evaluation Factor		Points Possible	Applicant Scoring	City Staff Scoring
<b>All of the above must be supported by documentation as requested in the Application.</b>				
4.	<p><b>Crime Prevention through Environmental Design</b></p> <p>Project incorporates Crime Prevention Through Environmental Design (CPTED) Elements.</p> <p><b>Review Standard:</b>  <b>Certificate(s) from attending the Crime-Free Multi-Housing Training and their involvement with the Project. (2 points)</b>  <b>Provide a narrative discussion of how you will design, build, manage and operate your development using CPTED principles. (2 points)</b></p>	4		
5.	<p><b>a. Incorporates Units for Extremely Low-Income Families</b>                      **At least 30% of the units benefit households at or below 30% AMI to align with the goals established in the WHTF Ordinance.  <b>Review Standard:</b>  <b>Project provides at least 15% of the units for families at or below 30% AMI: (Yes = 4 points; No = 0 points)</b></p>	4		
	<p><b>b. Incorporates Units for Very Low-Income Families</b>                      **At least 50% of the Rental units benefit households at or below 50% AMI to align with the goals established in the WHTF Ordinance.  <b>Review Standard:</b>  <b>Project provides at least 50% of the units for families at or below 50% of AMI: (Yes = 8 points; No = 0 points)</b></p>	8		
	<p><b>c. Incorporates Mixed income Units</b>                      **At least 15% of the Rental total units are market rate OR Project selects the Average Income Election with units at 80% AMI.  <b>Review Standard:</b>  <b>15% of the project units are market rate or Average Income Election 80% units: (Yes = 4 points; No = 0 points)</b></p>	4		

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Evaluation Factor		Points Possible	Applicant Scoring	City Staff Scoring
6.	<b>Homeownership Project Mix</b>	<p><b>a. Incorporates Units for Low Income Families</b>                      At least 10% of the Homeownership units benefit households at or below 65% AMI.  <b>Review Standard:</b>                      Project provides at least 10% of the units for families at or below 65% AMI: (Yes = 2 points; No = 0 points)</p>	2	
	<p><b>b. Incorporates Units for Moderate Income Families</b>                      At least 30% of the Homeownership units benefit households at or below 80% AMI.  <b>Review Standard:</b>                      Project provides at least 30% of the units for families at or below 80% of AMI: (Yes = 5 points; No = 0 points)</p>	5		
	<p><b>c. Incorporates Market Rate Units</b>                      At least 20% of the Homeownership units are market rate.  <b>Review Standard:</b>                      20% of the project units are market rate: (Yes = 2 points; No = 0 points)</p>	2		
7.	<b>Applicant Qualifications and Project Feasibility</b>	<p><b>Applicant must demonstrate the experience and capacity based on staff, financial, project management, and budget to carry out the project. Review Standard: Demonstrates the applicant's development, planning and design capabilities. (13 points maximum)</b></p>		
	<b>a.</b>	Demonstrates quality of planning and design work on similar projects.	5	
	<b>b.</b>	Demonstrates financial and project management capacity to develop the proposed project.	5	
	<b>c.</b>	Feasibility of the proposal's budget and time schedule.	5	
8.	<b>Economic Development</b>	<p><b>Review Standard: Demonstrates the project's ability to achieve the economic development requirements of the RFP and will serve as an innovative model of an integrated housing-economic development project.</b> Applicant demonstrates market demand for economic development component</p> <ul style="list-style-type: none"> <li>• Proposal demonstrates that the programming, planning and design for economic development provides flexibility to accommodate both current and future market demand.</li> <li>• Project economic development component will enhance the site and surrounding area and catalyze further economic development.</li> </ul>	8	

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Evaluation Factor			Points Possible	Applicant Scoring	City Staff Scoring
9	<b>Project Administration</b> <b>(Homeownership Component)</b>	Project has a clear and concise plan to administer City mortgages pursuant to City Resale or Recapture provisions, in addition to homebuyer's ability to obtain a Qualified Residential Mortgage as defined by the Consumer Financial Protection Bureau or equivalent First Mortgage. <b>Review Standard:</b> <b>Provides Narrative and examples illustrating experience. Provides sufficient Policies and Procedures and compliant homebuyer mortgage for review.</b>	5		
10	<b>Project Compliance</b>	Project's ability to meet the requirements of applicable local, state, federal regulations, and intended priority populations as stipulated in the RFP. <b>Review Standard:</b> <b>Project provides Narrative and examples illustrating knowledge, ability, and experience with regulations and marketing to priority populations</b>	8		

Total Points Possible	Total Score by Applicant	Total Score by City Staff (must be a minimum of 70 points to receive an award)
<b>100</b>		

\*\* These criteria may become required at certain times during the funding cycle depending on the percentage of funds required to be spent by a designated date to meet the funding requirements of the Workforce Housing Opportunity Act.

\*\*\* Funds included in the group of "city funds or federal and state funds flowing through the city" include Housing Trust Funds, HOME, Community Development Block Grant (CDBG), HNED aka UDAG, Emergency Shelter Grants (ESG), City General Fund including donated land, and General Obligation (GO) Bonds.