

CHDO DEVELOPER SCORECARD TEMPLATE

Scores available from 1-5, 1-10, and 1-15, with the highest score being the best. Basis for scoring must be listed with specific examples.

1. Project Type & Alignment with Priorities (20 pts)	Developer 1	BASIS FOR SCORE
Type of Project		
Rehabilitation of existing housing (ownership or rental) (10 pts)		
New construction (7 pts)		
Neighborhood Targeting: located in HUD eligible low-mod income census tracts, Neighborhood Revitalization Strategy Area (NRSA), or disinvested area (up to 3 pts)		
Total Score	0	
2. Development and Organizational Capacity (20 pts)		
Experience with HOME-funded projects successfully or similar federal programs, and demonstrated success with at least one comparable project? (up to 10 pts)		
Staff Qualifications: Paid staff with appropriate housing development, rehab, or construction management background. (up to 10 pts)		
Total Score	0	
3. Project Feasibility & Readiness (20 pts)		
Site Control Documentation: Deed, purchase agreement, or option contract provided (up to 5 pts)		
Construction Timeline: Start within 6 months of contract execution (up to 3 pts)		
Financial Feasibility & Leverage: Verified pro forma and underwriting; inclusion of multiple funding sources (up to 12 pts)		
Total Score	0	
4. Financial & Compliance Readiness (15 pts)		
Financial Management Systems: Meets 24 CFR 84.21 standards, independent audit, OMB compliance (up to 5 pts)		
Cost Reasonableness: Rehab cost per unit aligns with HUD subsidy limits (up to 5 pts)		
Affordability & Rent Compliance: Meets HOME affordability and rent limits (up to 5 pts)		
Total Score	0	
5. Community Impact & Engagement (15 pts)		
Low-Income Community Benefit: Serves ≤80% AMI; integration with local revitalization goals (up to 5 pts)		
Resident Engagement Plan: Includes outreach to residents and neighborhood groups (up to 5 pts)		
Partnerships: Demonstrates collaboration with nonprofits, workforce programs, or local contractors (up to 5 pts)		
Total Score	0	
6. Project Sustainability & Design Quality (10 pts)		
Long-Term Maintenance Plan: Addresses upkeep, property management, and reserve planning (up to 5 pts)		
Energy Efficiency / Resilience: Incorporates sustainable or green rehab practices (up to 5 pts)		
Total Score	0	
TOTAL SCORE (out of 100 pts)	0	
Additional Reviewer Notes:		