

PHDC LAND MANAGEMENT DEVELOPMENT APPLICATION SCORING RUBRIC

<p>Threshold Score</p>	<p>≥65</p>	<p>For submitted Land Development Applications, both solicited and unsolicited, to proceed through the Disposition Process they must receive an overall score of sixty five (65) points or higher.</p>
<p>Economic Opportunity & Inclusion</p>	<p>30</p>	<p>0-5 pts: Submission of a signed implementation strategy to maximize efforts to comply with an Economic Opportunity Plan under Chapter 17-1600 of the Philadelphia Code as part of an agreement of sale. 0-20 pts: Submission of evidence that applicant’s proposed project will promote diversity and inclusion. The evidence must include: (a) The applicant’s past hiring and contracting experience, (b) The applicant’s experience working with and implementing Economic Opportunity Plans, (c) The applicant’s commitment to Diversity, Equity and Inclusion in the proposed project. Scoring will be as follows: <i>0-10 pts:</i> Applicant’s commitment to wealth building/equity participation. <i>0-5 pts:</i> Applicant has consistently met City participation goals and/or demonstrated history of significant inclusive hiring and contracting, whether on City or private projects. Work of own forces can be included upon clear proof of ability and experience as a qualified contractor. <i>0 or 5 pts:</i> Applicant’s commitment to contractor and vendor diversity on the proposed project. <i>0-5 pts:</i> Applicant’s commitment to local hiring (in same zip code and/or census tract as project location).</p>
<p>Financial Feasibility</p>	<p>20</p>	<p>7 pts: Project is 70% financed. 1 pts: For every additional 10% of project financing. 5 pts = Complete project budget and cash flow is included showing sources and uses and operational costs are in-line with industry norms. 5 pts = Development Schedule including key milestones and timeframes in accordance with city's entitlement and permitting, and identified funding sources processes.</p>
<p>Development Team Experience</p>	<p>20</p>	<p>0-5 pts = Demonstrated capacity to complete all tasks required for the project 0-9 pts = Experience of essential contractors¹ for the project in completing projects of similar size and scale: <i>0-3 pts</i> for architect / site engineer <i>0-3 pts</i> for property manager <i>0-3 pts</i> for general contractor</p>

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		<p>0-6 pts = Partnering with smaller contractors³ to give them serious experience, in commercially useful functions, that can in time qualify them as experienced enough to be the lead contractor:</p> <ul style="list-style-type: none"> <i>0-2 pts</i> for architect / site engineer <i>0-2 pts</i> for property manager <i>0-2 pts</i> for general contractor
Public Purpose	15	<p>0-15 pts: Except as otherwise specified on a project-specific basis, scoring will be based on achievable commitments such as, without limitation, the following:</p> <ul style="list-style-type: none"> - Each housing unit with long-term commitment of affordability at set income level <i>[more points for lower-income and lengthier commitments]</i> - Each affordable housing unit for persons with special needs or larger households - Each permanent FTE created² for low-moderate income persons (@21st Century minimum wage) - Each FTE month of temporary work for low-moderate income persons (@21st Century minimum wage) - FTEs to be hired within same zip code as property to be purchased - Creation of social impact component such as access to fresh food, early childhood education, community facility, area of public open space.
Project Design	10	<p>0-4 pts: Design includes Sustainable Design features including: Optimization of site potential; Minimization of non-renewable energy consumption; Environmentally preferable materials, Protection and drainage of groundwater and storm water run-off.</p> <p>0-3 pts: Site and Project are fully accessible to all individuals.</p> <p>0-2 pts: Project design is contextual and respectful of surrounding community fabric.</p> <p>0-1 pts: Project design is innovative and creative in approach in reference to mix of uses, uses of the site and overall design approach.</p>
Offer Price	5	<p>-5 pts: Offer below appraised value/established price.</p> <p>0 pts: Offer at appraised value/established price.</p> <p>5 pts: Offer at least 10% above appraised value/established price.</p>

² Job commitments will be included in the EOP and be monitored during construction for compliance. A portion of the deposit money may be withheld for one year to give Applicant the opportunity to create promised permanent positions.