

**CHATTANOOGA LAND BANK AUTHORITY**  
**REQUEST FOR PROPOSALS EVALUATION CRITERIA**

<b>Criteria &amp; Weight</b>	<b>Criteria Description</b>	<b>Score</b>
<p><b><u>Development Experience &amp; Capacity</u></b> 35 Points</p>	<p>Overall quality of the proposal and evidence of development team's capacity and experience managing similar residential projects <i>(15 points)</i></p> <p>Demonstrates satisfactory outcome of listed prior projects (completeness, timeliness, quality, etc) <i>(5 points)</i></p> <p>Demonstrates capacity to absorb proposed project into future project pipeline, including financial capacity, design and construction capacity, and capacity to meet required timelines <i>(15 points)</i></p>	
<p><b><u>Project Impact</u></b> 25 Points</p>	<p>Incorporates high quality design elements, including quality building materials, accessibility features, stormwater management, and energy efficient features. Project design includes elements that align with and enhance overall neighborhood character. <i>(10 points)</i></p> <p>Demonstrates ability to meet zoning requirements. Maximizes site potential as allowed by existing zoning law. <i>(10 points)</i></p> <p>Demonstrates understanding of community needs and articulates how proposed project and development approach is well-suited to meet those needs. <i>(5 points)</i></p>	
<p><b><u>Project Feasibility</u></b> 40 Points</p>	<p>Cost estimates are realistic and supported. Operating and development budgets are feasible given stated financing sources. <i>(10 points)</i></p> <p>Demonstrates ability to meet affordability requirements set forth in the RFP and articulates a plan for compliance. <i>(10 points)</i></p> <p>Demonstrates ability to secure necessary financing for a project. <i>(15 points)</i></p> <p>Articulates plan for marketing and property management, if required. <i>(5 points)</i></p>	