

1. PROFESSIONAL AND TECHNICAL COMPETENCE (50%)

Project Team

- Provide a statement identifying the Development Team (and operator if different), including any joint venture and limited partners to the extent known at this time. Explain the role of each development partner. If a joint venture, identify the primary/lead entity. Identify legal counsel. Specify what entity, entities, or individuals will be authorized to enter into the Owner's Acknowledgement and Acceptance Agreement at Phase V if selected.
- Provide an organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.

High scoring proposals will also provide biographical data and experience for key professional members of the firm(s) and provide a description of the anticipated role or responsibility of each firm or team member.

Financial Capacity

- Provide evidence of the financial strength and capability of the Development Team as evidenced by the proven ability to obtain financing for similar projects, the ability to raise capital, indicators of lender interest, and the like. As applicable, provide track record with application for grant sources anticipated to be used as part of the development project.

High scoring proposals will be able to provide a detailed outline of the anticipated financing structure for the development concept, including any financial incentives required for the development concept (including any incentives required for the land sale) and grant sources anticipated.

Project Experience and Capacity

Provide at least three (3) examples of comparable projects completed or underway. Information regarding each example should include, at a minimum, the following items:

- Basic development details including land use mix, number of acres, number and type of units, overall height, project cost, and entitlements required (e.g., variances, rezoning, etc.), as well as, collaboration with and support from community-based organizations, community residents, and service providers focused on affordable senior and/or IDD housing solutions;
- Property management experience – number of units managed; years of experience; the number of affordable units managed and the performance record;
- Describe the structure of comparable public/private partnerships;
- Describe how these comparable projects were financed, including detail on any financial incentives provided by a public entity, agency, and/or grants.
- Describe experience in planning and design of the project to address community concerns;
- Identify project start and completion date with key milestone dates;
- Specify the affordability standard used in each project (e.g., 60% AMI, 80% AMI, other) and period of required affordability;

- Specify any age restrictions that applied to residents (e.g., Seniors age 55 and over, age 62 and over, adult (over age 21) individuals with IDD, etc.)
- Provide reference(s) for each comparable project example, including company and/or community name, contact person, address, email address, and phone number.

High scoring proposals will be comparable in size and scope (based on number of units, community need, location, site design, combination of senior/IDD units, etc.). High scoring proposals will also demonstrate the involvement of the proposed team member(s) in the comparable projects.

Legal Action

The RFP shall include a listing and description of all legal actions of the past 36 months in which the any member or entity of the Development Team has been:

- A debtor in bankruptcy.
- A defendant in a lawsuit (other than divorce).
- A defendant in an administrative action.
- A defendant in any criminal case.

2. DEVELOPMENT CONCEPT DESIGN AND APPROACH (35%)

Provide a Development Concept Statement (5-page maximum not including supporting documentation*) that describes in a narrative format the development concept, including but not limited to the following:

- The overall vision for the development and how it meets the Outcomes identified in this RFP
- The relationship of the concept to adjacent uses and the community
- The expected senior and IDD resident experience
- Commitment to high-quality design and adherence to the Naperville Design Guidelines
- Special consideration will be given to those proposals that exhibit new and creative ways of attaining the outcomes state in this RFP
- Features that meet the highest accessibility standards as defined by federal, state and local requirements.

**High scoring proposals will also provide supporting documentation, such as renderings, site plans, and elevations. The supporting documentation does not count towards the 5-page limit of this section or the overall 40-page limit for RFP response.*

3. PUBLIC BENEFIT (15%)

Concept Financial Structure

To demonstrate fiscal capacity and responsibility relative to this Project, each Development Team must submit a narrative overview (5-page maximum) of the financial structure of their

proposal. This document should not include specific dollar amounts or proprietary information, but be of a qualitative nature which clarifies the following:

- Sources of equity investment. Any potential grant sources must be clearly noted.
- Any expectation of relief from standard development plan review fees, entitlement application fees, permitting and inspection costs, park donations, must be expressly defined. (Note: a school donation will not be required since an age restriction covenant will apply to the senior component of the Project and to the IDD component of the Project (individuals not younger than 21))
- If the property is to be a rental development, describe the Development Team's management experience and plan
- If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term
- Readiness of project to proceed, potential phasing plan (if applicable) and anticipated time frame to complete the project
- Long-term commitment to affordability for the senior housing component of the Project. A minimum of 20 years is expected and will be memorialized through a covenant and or other tools as needed. Please specify affordability term proposed.
- Specify the affordability standard proposed (e.g., 60% AMI, 80% AMI, other)
- Specify definition of IDD proposed
- Specify age restrictions proposed for seniors and individuals with IDD
- Energy improvements that lead to lower, long-term utility costs for occupants and overall environmental impact
- Taxpayer Contribution. Amount (as approximate percentage of the overall project cost) of public assistance required from the City of Naperville, if any.

The process of financing, developing, and constructing affordable housing can be long, arduous, and expensive. The cost of land makes up a large percentage of total development costs. High scoring proposals will demonstrate a comprehensive understanding of the financial risks and challenges.