

**Martha Washington RFP Evaluation Form**  
**Cascadia Behavioral Healthcare, Inc. and Winkler Development Corporation**

1-	<b>Proceeds to County</b>	<ul style="list-style-type: none"> <li>\$0 = 0 pts.</li> <li>100% of appraisal = 10 pts.</li> <li>% of appraisal = % of pts. (See notes for an example)</li> </ul>	<p style="text-align: center;"><b>0</b></p> <p>10 Pts. Max.</p>
2-	<b>Affordable Housing Production</b>	<ul style="list-style-type: none"> <li>High score = 20 pts.</li> <li>% of High score = % of pts.</li> <li>Score = Total Units/Weighted Ave. MFI Served (See Notes for example)</li> </ul>	<p style="text-align: center;"><b>15</b></p> <p>20 Pts. Max.</p>
3-	<b>Address Needs of Homeless</b>	<ul style="list-style-type: none"> <li>High score = 20 pts.</li> <li>% of High score = % of pts.</li> <li>Score = Number of units serving 17% of MFI or less (See Notes for example)</li> </ul>	<p style="text-align: center;"><b>20</b></p> <p>20 Pts. Max.</p>
4-	<b>Complementary Services</b>	<ul style="list-style-type: none"> <li>Services appropriate to population</li> <li>Level of service</li> <li>Certainty/sustainability of services</li> </ul>	<p style="text-align: center;"><b>8</b></p> <p>10 Pts. Max.</p>
5-	<b>Non-Competitive Funding</b>	<ul style="list-style-type: none"> <li>% of non-competitive funding = % of points (See Notes for example)</li> </ul>	<p style="text-align: center;"><b>2</b></p> <p>5 Pts. Max.</p>
6-	<b>Building Rehabilitation</b>	<ul style="list-style-type: none"> <li>Compliant with Building Codes</li> <li>Provides accessibility</li> <li>Long term plan for building maintenance</li> <li>Respects historic/architectural character</li> <li>Kitchen capacity approp. for population</li> </ul>	<p style="text-align: center;"><b>5</b></p> <p>5 Pts. Max.</p>
7-	<b>Financial Feasibility</b>	<ul style="list-style-type: none"> <li>Realistic long-term pro forma</li> <li>Evidence of equity</li> <li>Evidence of financing commitments</li> <li>Developer Fee</li> <li>Evidence of financial strength and resources of the proposer</li> </ul>	<p style="text-align: center;"><b>13.25</b></p> <p>15 Pts. Max.</p>
8-	<b>Readiness to Proceed</b>	<ul style="list-style-type: none"> <li>Evidence of land use suitability</li> <li>Acceptable transaction terms</li> <li>Timely closing</li> </ul>	<p style="text-align: center;"><b>12</b></p> <p>15 Pts. Max.</p>
9-	<b>Neighborhood Compatibility</b>	<ul style="list-style-type: none"> <li>Neighborhood/community compatibility</li> <li>Neighborhood/community contact</li> </ul>	<p style="text-align: center;"><b>8</b></p> <p>10 Pts. Max.</p>
10-	<b>Developer Capacity</b>	<ul style="list-style-type: none"> <li>Proposer Staff Capability</li> <li>Qualifications of Development Team (Architect, contractor &amp; other professionals)</li> </ul>	<p style="text-align: center;"><b>9</b></p> <p>10 Pts. Max.</p>
<b>TOTAL: 76.88%</b>			<p style="text-align: center;"><b>92.25</b></p> <p>120 Pts. Max.</p>