

CBJ Senior Housing Assisted Living Evaluation Criteria	Total Points	Outstanding (10 points)	Good (6 to 8 points)	Marginal (3 or 4 points)	Unacceptable (0 points)	Subtotal
1. Team Experience <ul style="list-style-type: none"> ● Demonstrated experience on projects of similar scope & nature ● Established development and/or operating partnerships, including support services & capacity to maintain/manage project ● Qualified staff – Developer, Director, Property Manager, Senior Supportive Services ● Ability to meet all Alaska State assisted living regulations and licensing requirements; working knowledge of Alaska Medicaid, Senior Benefits Program, and Long-term care insurance options ● Results of Reference Checks 	30					
2. Project Design and Characteristics <ul style="list-style-type: none"> ● Development Objectives and Concept: a proposal addressing the CBJ objectives and concepts described above reflecting full knowledge and understanding of any project constraints. ● Site and unit design: a superior design approach reflecting identified housing needs, that creates density within the context of its surroundings, that reflects the local design vernacular, that provides a sense of community while maintaining individual tenant privacy, incorporates universal design, provides adequate parking, provides adequate recreation and community space, and limits the impact on the site to the greatest extent possible; ● Understanding of local assisted living market reflected in unit mix and pricing of units; as well as acceptable service array, type of staff, staff ratios; and a marketing strategy for full lease up 	25					
3. Feasibility <ul style="list-style-type: none"> ● Financial Feasibility: extent to which the project is feasible financially and proposed resources are attainable; analysis of development budget noted in the pro forma; ● Analysis of operating budget in the pro forma: appropriate for target population, reasonableness of management, administrative costs, maintenance and utility costs, and service array; ● Ability to secure other financing needed to carry out project ● Operational feasibility/long-term financial viability ● Reasonable and balanced budget with cost controls 	20					
4. Readiness to Proceed <ul style="list-style-type: none"> ● Realistic implementation table ● Leveraging/percentage of total cost with commitments ● Construction/operation within following fiscal year 	20					
5. Juneau Applicant Preference	5					
Total	100					