

Council Meeting Backup:November 20, 2025

Place-Based Enhancement Program Incentive Marix							
Evaluation Criteria Scoring - Category II							
Points		Application Number	Total Possible	Total Award	How Applied	Scoring Category	Question
Required (No Points)		1A				Business Information	Legal company name
		1B				Business Information	City and state of company headquarters
		1B				Business Information	State of Incorporation
		1C				Business Information	Brief business description
		1G				Business Information	Project Manager name (First and last)
		1H				Business Information	Project Manager title
		1I				Business Information	Project Manager mailing address (City, State, & Zip Code)
		1J				Business Information	Project Manager phone number (Office)
		1J				Business Information	Project Manager phone number (Mobile)
		1K				Business Information	Project Manager email address
Partner Strength	20	2B	10	10	0 to 10	Proposer Experience & Project Management Plan	Team Members and Relevant Development Experience
		2C	4	4	0 to 4	Proposer Experience & Project Management Plan	References
		2M	3	3	Required (Y/N)	Project Submittals	Does the project comply with all federal, state, and local laws and authorities
		2S	3	3	Required (Y/N)	Project Submittals	Will the project comply with the City of Austin's MBE/WEB Ordinance
Cost-Benefit Analysis	30	2A	3	3	Required (Y/N)	Project Submittals	Executive Summary
		2D	3	3	Required (Y/N)	Project Concept and Strategy	Overall Development Program. Development plan diagram. Include mix and distribution of proposed land uses.
		2E	3	3	0 to 3	Project Concept and Strategy	Zoning and Other Development Issues
		2F	3	3	0 to 3	Project Concept and Strategy	Graphics, perspectives and/ or photographic images that represent building types in each land use
		2G	3	3	Required (Y/N)	Financial Proposal	Overall Approach to Financing , including total project construction value estimate and estimate of purchased construction material eligible for local sales tax
		2H	10	10	0 to 10	Financial Proposal	Project Financial Pro Forma including Community Benefits Expenses
		2I	5	5	Required (Y/N)	Project Submittals	Please provide an "inducement argument" that illustrates the project would not or could not occur including the specified community benefits without the City's incentive
		2J	5	5	Required (Y/N)	Project Submittals	Please identify the Community Benefit Target or Targets of the affordable space proposed, referencing categories or specific companies or organizations
		2K	2	2	Required (Y/N)	Project Submittals	Please identify the benefit that will be provided to the Community Benefit Target or Targets
		2L	2		Required (Y/N)	Project Submittals	Project is located in a Target Geography
		2O	2	2	Required (Y/N)	Project Submittals	Does the company provide written policies to support anti-harassment and anti-discrimination practices for business operations and work environment
		2P	2	2	Required (Y/N)	Project Submittals	Will the development, at a minimum, pay all full time Austin employees the current City of Austin living wage rate (\$21.63 per hour, effective May 2025)

ROI of Community Benefits	Variable	2Q	2	2	Required (Y/N)	Project Submittals	Does the development company provide company-sponsored health insurance benefits for all full-time employees, including coverage for employees' domestic partners and their dependents?
		2R	10	10	Required (Y/N)	Project Submittals	Will all construction workers hired for this project be provided workers' compensation insurance and OSHA 10 training; will all work and employment operations for this project be in compliance with the City's wage program used on City of Austin Public Works projects; will all construction workers hired for this project be paid a rate at the greater of the current City of Austin living wage or the prevailing wage?
		4A	5	5	(Y/N)	Bonus Qualifications	Will the project pass-through the reimbursement of the Community Benefit Target's NNN taxes to the Community Benefit Target?
		4B	5	5	(Y/N)	Bonus Qualifications	Will the project provide affordable commercial space to multiple Community Benefit Target businesses, nonprofits, or cooperatives; or will the project create a multiuse facility?
		4C	5	5	(Y/N)	Bonus Qualifications	Does the project have target beneficiary businesses, nonprofits, or cooperatives already identified? (Must submit signed and notarized statement attesting to this by the target beneficiary's leadership)
		4D	5		(Y/N)	Bonus Qualifications	Will the project be collocated with affordable housing or affordable live/work units for artists and musicians?
		4E	5		(Y/N)	Bonus Qualifications	Will the project prioritize creative space and/or legacy business or nonprofit tenants?
		4F	15		(Y/N)	Bonus Qualifications	Will the project participate in municipal, county, state, federal, or other programs that leverage public resources to boost spending power of low-income families? Please describe.
		4H	10		(Y/N)	Bonus Qualifications	Is the project a music venue or creative space in a City or State-designated Cultural or Creative District with 5 or more established music venues or creative spaces?
		Total Points from Required		75	73		
Total Points Possible from Bonus Options		50	15				
TOTAL			88				