

Pennsylvania Housing Finance Agency

2012 Site Site Evaluation Form

Date of Site Inspection: _____

Development Name: _____ Application # _____

Address of proposed site: _____

County: _____ Region _____

Type of Development: Elderly ____ General Occupancy ____ Number of Units: _____

Special Needs ____ Preservation ____

Evaluation of sites will involve a relative comparison with other applications in the same geographic set-aside. The Agency will consider revitalization plans and other proposed developments based on certainty, extent and timing. The score for a particular category will also consider the project's tenant type (family/elderly/supportive housing/preservation).

1) Neighborhood Characteristics

- Trend and direction of real estate development and area economic health.
- Physical condition of buildings and improvements in the immediate vicinity.
- Concentration of affordable housing, including HUD, Rural Development and LIHTC properties as well as unsubsidized, below-market housing.
- Community Impact
- Transit Oriented Design
- Neighborhood stability and security (crime, vandalism vacant units etc.)
- Located in a Distressed, Enterprise or Empowerment Zone, Brownfield, Elm Street, Main Street, Neighborhood Partnership or Blueprint Community.

Guide: The maximum score for this section is 25 points and is based in part on the presence of any deteriorated structures and how close they are to the site. (Take into consideration Infill housing here as well). Another aspect is whether the location is conducive for building apartments from a present-day and long-term real estate perspective. How much recent investment is evident? Is the site in a growing or declining part of town? Community Revitalization plans are particularly important in this category. A score may be reduced due to housing that has no government support.

Below Average

0 – 5 Points

Average

6 – 15 Points

Above Average

16 – 25 points

2) Site Suitability and Building Location

- Effect of industrial, large-scale institutional or other incompatible uses, including but not limited to: wastewater treatment facilities, high traffic corridors, junkyards, prisons, landfills, wetlands, distribution facilities, frequently used railroad tracks, power transmission lines and towers, factories or similar operations, sources of excessive noise and sites with environmental concerns (such as odors and pollution).
- Adequate traffic safety controls (i.e. stop lights, speed limits, turn lanes). Burden on public facilities (particularly roads). Access to mass transit (if applicable).
- Degree of negative features, design challenges, physical barriers or subsurface conditions that will impede project construction or adversely affect future tenants: power transmission lines and towers, flood hazards, steep slopes, presence of rock, mining, sink holes, streams, wetlands and other similar features (for adaptive reuse developments – suitability for residential use and difficulties posed by the building(s), such as limited parking, environmental problems or the need for excessive demolition) and the extent that the location is isolated.
- Proximity of the buildings to adjacent structures would be problematic due to height and/or scale.
- The project would not be visible to potential tenants using normal travel patterns.
- Previous use of the site
- Below grade units.
- Utility availability

Guide: The maximum score for this category is 25 points and is primarily based on whether the tenants would feel as if they are part of the community. Evaluation of isolation is different for rural, suburban and urban settings. The focus of scoring is incompatible uses and their effect on the tenants. Consider if the street(s) and traffic controls (lights, stop signs, speed limits, turning lanes) are adequate? Building height and density are crucial factors. The score will not be reduced if the only difference is that the development would be newer and/or of a higher quality. Would any potential renters see the buildings by driving by? Are there obvious physical barriers to the development?

Below Average

0 – 5 Points

Average

6 – 15 Points

Above Average

16 – 25 points

3) Availability, Quality and Proximity of Services, Amenities and Features

___ grocery store	___ schools/athletic fields	___ hospital
___ mall/shopping center	___ day care / after school program	___ basic health care
___ community/senior center	___ public parks	___ pharmacy
___ public transportation	___ library	___ gas station
___ restaurants	___ employment	___ convenience store

Guide: The maximum score for this category is 25 points and the quality and proximity of the above determine the score. Some of these may overlap, such as day care provided at community center. Proximity is less about map distance than the trip itself (what it would be like to make the trip on a regular basis).

Below Average

0 – 5 Points

Average

6 – 15 Points

Above Average

16 – 25 points

4) Marketability/Need

- Primary and secondary capture rates
- Rent competitiveness
- Internal rental subsidy

Guide: The maximum score for this category is 25 points. The primary capture rate should be less than 2% for Suburban and Urban developments and less than 4% for Rural developments to receive Above Average points. A 15%+ capture rate is automatic 0.

Below Average

0 – 5 Points

Average

6 – 15 Points

Above Average

16 – 25 points

5) Preservation Criteria (for preservation developments only)

- Condition of site: paving, sidewalks, curbs, landscaping, grading, storm water system.
- Condition of exterior of building(s): siding, roofing, windows, doors, foundations.
- Condition of interior of building(s): finishes, appliances, cabinetry, plumbing/lighting fixtures, size and layout of units.
- Condition of mechanical systems: age, upkeep, efficiency.
- Accessibility of entire development: site, building entrance, common areas, accessible units.
- Is the development in need of rehab and updating?
- Is this a worthwhile use of the Agency's resources?

Below Average

0 – 5 Points

Average

6 – 15 Points

Above Average

16 – 25 points