



## **DEMONSTRATION PROJECT SUITABILITY AND READINESS INDICATORS**

### **SUITABILITY**

Developer/owner:

- Non-profit developed and owned.
- Experience (or having a partnership with collective experience) in achieving at minimum ESDS performance in affordable housing development and in assembling complicated public funding.
- Interest in exploring the commitment necessary to participate.

Project:

- Multi-family rental or condo building that targets low-income (below 80% AMI) households and other vulnerable populations including seniors, veterans, and those experiencing homelessness.
- Early in the design stage such that early integrative design can be executed.
- While not a hard requirement, located in the service area of a utility provider interested in supporting the program.
- Able to be designed and built to meet minimum program specifications.

### **READINESS**

Developer/owner:

- Committed to dedicating staff from development, operations, and finance to invest in the project's success.
- Committed to the requirements outlined in the Exemplary Buildings Program project specifications and in contracts and subgrantee agreements as appropriate.
- Willing to work through the challenges of public funder concerns about exceeding project total development cost (TDC) limits even though incentives and nontraditional resources cover the premium.
- Committed to early integrative design and to the open source expectations for the program.

Project:

- Will achieve minimum specifications and monitoring and evaluation requirements.
- Is financially feasible.
- Meets all suitability requirements.

After "readiness" is established, the Exemplary Buildings Program MOU is signed and contracts for financial commitments initiated (*i.e.*, with Seattle City Light and other such supporters).

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