



Amherst Road RFP Developer Selection Matrix

Developer	Developer qualifications	Project Overview	Project Timeline	Units in Project	Bedrooms in Units	Design	Neighborhood compatibility	Sustainability	Energy efficiency	Long-term affordable housing	Tax value upon project completion	Proposed purchase price	Additional TIF subsidy needed
Tom Goff, Goff Construction and Real Estate, Inc. working with architect Frank Maersch	Tom Goff has developed a number of projects in Middleton, including the Henry Court development, and more recently, three single-family homes on Century Avenue. City staff is confident that Tom Goff is qualified for the project.	10 single-family homes with attached garages	Demolition - fall 2011; Construction - 2012; Fully sold - 2-3 years	10 units (7.7 du/acre)	All 3 BR	high-quality prairie-style homes similar to the new infill homes by Goff on Century Avenue	very compatible with neighborhood, all single-family homes	not addressed	not addressed	this project does not create income-restricted housing, however, the smaller lots may help facilitate affordability	not stated	\$1	\$16,000 per lot for an additional TIF subsidy of \$160,000
The Wisconsin Partnership for Housing Development, Inc.; Habitat for Humanity of Dane County; Zingg Design Inc.	WPHD has been around since 1985 and Habitat for Humanity of Dane County has been around since 1987. Both organizations have undertaken a number of development projects and City staff is confident that they are qualified for the project.	6 single-family homes w/ attached garages; 2 duplexes w/ attached garages; 2 triplexes w/attached garages	Demolition - fall 2011; Construction - 2012; Fully sold - 2013	16 units (12.4 du/acre)	All 3 BR	high-quality mixed material construction using masonry, horizontal and vertical vinyl siding	very compatible with neighborhood, strives to maintain existing trees on site, single-family homes are located closest to the adjacent single-family homes	includes two fully accessible units, a mix of housing types for a range of income levels, possibility for use of an Operation Fresh Start crew, possibility for an adult family home site for Intergenerational Housing Group, low-maintenance materials and landscaping	not addressed	this project will create workforce housing, including units for homeowners with incomes between 30 and 80% of the CMI	\$2,841,932	\$1	demolition and site preparation costs (including any required sanitary sewer changes) of \$100,000 plus an average of \$30,000 per unit to make the units affordable (developer listed other potential funding sources for the affordability component)