

Exhibit 3 Performance Metrics and Guarantees (RFQ777056S)
Superstorm Sandy Housing Incentive Programs
Program: Small Rental

| Primary location of related tasks | Scope Requirement | Performance Requirement | Time frame | Performance Guarantee |
|--|--|--|---|---|
| 3.1.1 | Start up of Program | Deliver all policies and procedures, program forms, and have intake processes in place by opening 30 days after Housing Program award | 30 days from contract signature | 1% of Fee as per section 3.1 |
| 3.1.2 | Qualification of adequate pools of homebuilders | Submission of Plan to DCA within 10 days of Contract Award: Qualify agreed upon pool of contractors within 21 days of plan approval by DCA | Timing requirements as noted in Performance Requirement | 1% of Fee as per section 3.1.2 |
| 3.1.3 | Application review, Processing and Property Determinations | Contractor will complete 90% of Damage Assessment Scopes of Work defined as: complete the proposed Scope of Work including assessment of the Estimated Cost to Repair, assessment of lead based paint hazards, and assessment for asbestos within 17 days from referral of applicant from sship. | Ongoing; monthly time period | 5% of retainage calculated monthly |
| 3.1.4 | Construction Management | Contractor will manage the construction completion of 75% of properties within the construction time table as defined In each Homebuilder's construction contract with a starting point of Notice to Proceed | Ongoing; Monthly time period | 5% of retainage calculated monthly |
| 3.1.6 | Admin/Quality Assurance/Audit/Monitoring | Ensure that any program audits and reviews result in no material findings | Ongoing monitoring | Remaining retainage held up to the cost of the material finding |