



**Scoring Criteria  
Acquisition & Development Program**

**REQUIRED INFORMATION:**

- |                              |       |                             |       |
|------------------------------|-------|-----------------------------|-------|
| 1. Applicant Information     | _____ | 9. Developer Capacity       | _____ |
| 2a. Non-profit List of Items | _____ | 10. Project Budget          | _____ |
| or                           |       | 11. Funds Proposal:         |       |
| 2b. For-profit List of Items |       | a. Sources                  | _____ |
| 3. Project Description       | _____ | b. Uses                     | _____ |
| 4. Site Control/Value        | _____ | c. Leveraging               | _____ |
| 5. Zoning                    | _____ | 12. Good Neighbor Checklist | _____ |
| 6. S.M.A.R.T. Housing        | _____ |                             |       |
| 7. Development Team          | _____ |                             |       |
| 8. Development Schedule      | _____ |                             |       |

**EVALUATION CRITERIA:**

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **100** points out of a maximum score of **165** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

1. **DEVELOPER EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) \_\_\_\_\_
  - 15 points:** Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.
  - 10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
  - 8 points:** Consultant directly involved who has recently and successfully completed a development similar in size and scope with income-restricted units.
  - 5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units
  
2. **SOURCES & USES OF FUNDS** (maximum 10 points) \_\_\_\_\_
  - 10 points:** All sources and uses of funds are clearly indicated and sufficient evidences of funding availability and/or commitments are included.
  - 5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.
  
3. **LEVERAGE** (maximum 10 points) \_\_\_\_\_
 

AHFC funding relative to Total Project Costs equals:

  - 10 points:** 25% or less
  - 8 points:** 26% - 30%
  - 6 points:** 31% - 35%
  - 4 points:** 36% - 50%
  - 2 points:** 51% - 54%
  - 0 points:** 55% or greater

4. **AFFORDABLE UNITS** (maximum 25 points) \_\_\_\_\_

If the development has a mix of units at different income levels, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

% of Affordable Units in Project (only include units for 80% MFI or below)										
% of MFI	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
80%	0	5	7	10	12	15	17	20	22	25
65%	5	7	10	12	15	17	20	22	25	
60%	7	10	12	15	17	20	22	25		
50%	10	12	15	17	20	22	25			
30%	12	15	17	20	22	25				

5. **AVERAGE INVESTMENT PER UNIT** (maximum 20 points) \_\_\_\_\_

	<u>Single-Unit Structures</u>	<u>Multi-Unit Structures</u>
<b>10 points</b>	<\$40,000/unit	<\$25,000/unit
<b>8 points</b>	<\$50,000/unit	<\$30,000/unit
<b>6 points</b>	<\$60,000/unit	<\$40,000/unit
<b>4 points</b>	<\$70,000/unit	<\$50,000/unit
<b>2 points</b>	<\$80,000/unit	<\$60,000/unit
<b>0 points</b>	>\$80,000/unit	>\$60,000/unit

6. **AFFORDABILITY PERIOD** (maximum 25 points) \_\_\_\_\_

**25 Points:** Affordability of project is for 99-years or project is in a Community Land Trust.

**20 Points:** Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **PRIORITY LOCATION** (10 points) \_\_\_\_\_

**10 points:** Housing is  
 \_\_\_\_\_ located in a Vertical Mixed-Use (VMU) Corridor, or  
 \_\_\_\_\_ a Planned-Unit Development (PUD), or  
 \_\_\_\_\_ located within a Transit-Oriented Development (TOD) area, or  
 \_\_\_\_\_ located 0.25 miles (1,320 feet) or less from a transit stop

8. **ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES** (20 points) \_\_\_\_\_

**20 points:** Applicant has a program in place to facilitate ownership opportunities for persons with disabilities, or has an existing written agreement with an organization (non-profit or for-profit) specifically to help facilitate ownership opportunities for persons with disabilities.

9. **GEOGRAPHIC DISPERSION** (maximum 25 points) \_\_\_\_\_

Project is located in an area identified according to the Kirwan Institute's Comprehensive Opportunity Map of Austin as having greater opportunity for low-income households.

- 25 points:** Very High
- 20 points:** High
- 15 points:** Moderate
- 10 points:** Low
- 5 points:** Very Low

10. **PROJECT READINESS** (maximum 10 points) \_\_\_\_\_

**New construction**

**2 points each; maximum 10 points**

\_\_\_\_\_ The project meets the normal eligibility requirements under the existing program guidelines.

\_\_\_\_\_ The property is already owned by the developer.

\_\_\_\_\_ The project has completed all necessary design work and received site plan approval.

\_\_\_\_\_ All environmental reviews have been completed.

\_\_\_\_\_ The project has firm commitments from **all** financing sources.

**Acquisition and Rehab**

**2 points each; maximum 10 points**

\_\_\_\_\_ The project meets the normal eligibility requirements under the existing program guidelines

\_\_\_\_\_ All environmental reviews have been completed.

\_\_\_\_\_ The project has firm commitments from all financing sources.

\_\_\_\_\_ A General Contractor has been selected.

\_\_\_\_\_ Closing on the acquisition of the property can be achieved in less than 30 days.

**Acquisition of Completed Units**

**2.5 points each (round up to nearest whole number); maximum 10 points**

\_\_\_\_\_ The project meets the normal eligibility requirements under the existing program guidelines

\_\_\_\_\_ All environmental reviews have been completed.

\_\_\_\_\_ The project has firm commitments from all financing sources.

\_\_\_\_\_ Closing on the acquisition of the property can be achieved in less than 30 days.

11. **MBE/WBE PROJECT PARTICIPATION** (5 points) \_\_\_\_\_

**5 points:** Development team includes registered City of Austin minority or women-owned business enterprises (M/WBE).

**TOTAL SCORE** \_\_\_\_\_