



RHDA Application Quantitative Scoring

Description & Scoring Approach

This quantitative scoring rubric will be used to grade projects applying for RHDA funding which have met minimum eligibility requirements. Developers are responsible for including a completed scoring rubric with application, though AHFC staff will verify all completed rubrics for accuracy.

Quantitative scores are calculated for three categories: community benefit, financial score, and developer & property manager preparedness.

Scoring Category	Threshold
Community Benefit Score	No Requirement
Financial Score	No Requirement
Sum of Community Benefit & Financial Scores	22+
Developer & Property Management Preparedness Score	6+

In the event more than 15 applications meet at least one of the threshold scoring requirements, the applications with the 15 highest combined community benefit and financial scores will be advanced. If there is a tie in scores, AHFC staff will decide which applications will proceed to the following round of evaluation.

Note: Special Services Developments are characterized as those with Continuum of Care (CoC)/Permanent Supportive Housing (PSH) units making up at least 80% of total units.

Community Benefit

Total Points Available: **45**

Extremely Low-Income Units

Extremely low-income units refer to those priced at 30% or less of Median Family Income (MFI).

50-60% of total Program Units are extremely low-income	10
40-49% of total Program Units are extremely low-income	9
30-39% of total Program Units are extremely low-income	8
20-29% of total Program Units are extremely low-income	7
10-19% of total Program Units are extremely low-income	6

1-9% of total Program Units are extremely low-income	5
Development has no extremely low-income Program Units	4
High Frequency Transit	
High frequency transit is accessible from the proposed development as identified in Map Series	
Development is within .25 miles of MetroRapid stop or Metrorail stop and high frequency transit route	4
Development is within .25 miles of high frequency transit route	3
Development is within .25 miles of a bus stop	2
Development is between .5 miles of a bus stop	1
Development is not within .5 miles of a bus stop or .25 miles of high frequency transit route	0
High Opportunity	
Development is within an opportunity area as identified in Map Series .	
Development is within a “High Opportunity” area	8
Development is within an “Emerging Opportunity” area	4
No	0
Furthering Geographic Dispersion	
More points are awarded to developments located within Council Districts that are the farthest away from meeting their 10-year affordable housing creation goals. District progress and success rankings are determined from the most recent Strategic Housing Blueprint Scorecard (pg. 10).	
Development is in District 6, District 8 or District 10	4
Development is in District 5, District 7 or District 9	3
Development is in District 3	2
Development is in District 1	1
Development is in District 2 or District 4	0
Anti-Displacement Efforts	
Development is located within a census tract that is gentrifying or is vulnerable to gentrification as identified in Map Series .	
Location is labelled as “Vulnerable”, “Active Displacement Risk”, “Chronic Displacement Risk”, or “Historic Displacement Risk”	4
Location does not meet any of the above criteria	0
Includes CoC or PSH Units	
The percentage of CoC or PSH units in the development. CoC Units must pull tenants through the coordinated entry list. PSH is applied by AHFC, in alignment with TDHCA guidelines and previous terminology, as housing units for people experiencing homelessness that do not require coordinated entry. No points given to a development over 100 CoC/PSH units.	
80-100% of total units are CoC	6
80-100% of total units are PSH	3
1-79% of total units are CoC	2
1-79% of total units are PSH units	1
Development does not have any CoC/PSH units	0
Multi-bedroom Units	
Units with two or more bedrooms.	
At least 65% of total Program Units have two or more bedrooms	4

40-64% of total Program Units have two or more bedrooms	3
20-39% of total Program Units have two or more bedrooms	2
1-19% of total Program Units have two or more bedrooms	1
Development has no multi-bedroom Program Units	0

Total Community Benefit Score

Financial Score

Total Points Available: **18**

Leverage

A maximum leverage ratio for RHDA assisted development is established as no more than 35% of the total development cost, or 40% for Special Services Developments. A lower ratio represents a greater leveraging of RHDA funds. Note: Special Services Developments are characterized as those with CoC/PSH units making up at least 80% of total units.

0-10% for standard RHDA developments or 0-15% for special services developments.	6
11-18% for standard RHDA developments or 16-23% for special services developments.	4
19-25% for standard RHDA developments or 24-30% for special services developments.	2
26-35% for standard RHDA developments or 31-40% for special services developments	0

Funding Sources

Applicant has award letter for the project's remaining balance not covered by AHFC funds.	2
Applicant has applied for funding sources beyond AHFC, tax credits, and private activity bonds.	1

Subsidy per Program Unit

The total RHDA assistance requested is divided by the proposed total number of units affordable to households below 50% of the MFI. A lower amount of assistance per Program Unit represents a stronger investment for RHDA funds. AHFC aims to provide a subsidy at less than \$120,000 per unit, or \$130,000 for COC/PSH units. Note: Special Services Developments are characterized as those with CoC/PSH units making up at least 80% of total units.

Subsidy per Program Unit is less than or equal to \$79,000 (or less than equal to \$99,999 for COC/PSH units)	10
Subsidy per Program Unit is between \$84,999 and \$80,000 (or \$104,999 and \$100,000 for COC/PSH units)	8
Subsidy per Program Unit is between \$89,999 and \$85,000 (or \$109,999 and \$105,000 for COC/PSH units)	6
Subsidy per Program Unit is between \$94,999 and \$90,000 (or \$114,999 and \$110,000 for COC/PSH units)	4
Subsidy per Program Unit is between \$100,000 and \$95,000 (or \$119,999 and \$115,000 for COC/PSH units)	2
Subsidy per Program Unit is between \$120,000 and \$100,000 (or \$130,000 and \$120,000 for COC/PSH units)	0

Total Financial Score

Total Sum of Community Benefit & Financial Scores

Developer & Property Management Preparedness

Total Points Available: **12**

Property Manager Experience

Property management has experience managing projects with federal compliance or Low-Income Housing Tax Credits. If the development includes any CoC/PSH units, count only years of experience managing CoC/PSH units.

5+ years of experience	4
3-5 years of experience	2

Developer Experience

Developer has prior experience with affordable housing development of similar size and scope (no more than 30% less units) than the proposed project.

Developer has completed 11+ projects of similar size and scope to the proposed development in the past five years	6
Developer has completed 6-10 projects of similar size and scope to the proposed development in the past five years	4
Developer has completed 3-5 projects of similar size and scope to the proposed development in the past five years	3
Developer has 2+ projects of similar size and scope closed with AHFC and under construction	2

Developer's Compliance History with AHFC

A positive compliance history is marked by a lack of infractions. Infractions include:

- Project delays of two or more years past initial projections
- Projects are frequently coming back for additional funding without legitimate rationale or urgency
- A past or current project has been non-compliant for greater than 90 days without remedy
- A past or current project has foreclosed

Developer has never had an infraction or has not previously worked with AHFC	0
Developer has had one infraction in the past ten years	-5
Developer has had multiple and/or a serious infraction in the past ten years	-10

Small Developers

To qualify as a small developer, a developer must be based within the Austin City Limits and must have demonstrated experience focusing on developing projects with ten or less units.

The developer is a member of a historically excluded, underserved, or underrepresented population and/or the development team is a partnership between a small developer and an experienced affordable housing developer or consultant and/or participated in the COA Small Developer/Equitable Developer Training	2
No	0

Total Developer & Property Management Preparedness Score