

National Housing Trust Fund

Scoring Criteria Attachment

October 2018



All of the scoring items noted below were included in the Wisconsin 2016 and 2017 HTF Allocation Plans, which have been approved by HUD.

HTF Scoring Criteria			
	Maximum Points Available	Points Requested	Points Awarded (WHEDA only)
A. Geographic Diversity	5		
B. Affordability	25		
C. Priority Housing Needs	20		
D. Non-Federal Funding Sources	25		
E. Utilizing 4% LIHTC	10		
F. Per-Unit HTF Request	25		
Total	110		

- A. Geographic Diversity (5 points). Five points will be awarded for properties in the following areas:
1. Properties located in the Transform Milwaukee Area – see <http://transformmilwaukee.com/>
 2. Properties located in a High Need Area as defined in the WHEDA Qualified Allocation Plan for the Low Income Housing Tax Credit program. Please see a list of High Need Tracts within Appendix R at <https://www.wheda.com/LIHTC/2018-Appendices/>.
 3. Properties located in an area meeting the Rural Set-Aside definition for the Low Income Housing Tax Credit program: “a development must be in a location that is rural in character. The following criteria will be used by WHEDA in determining whether a site is rural in character or not: a) Population (20,000 or less, b) Location relative to other communities and the population of those communities, c) Commuting patterns and distances, d) Community economic base, and d) Community land use patterns.”

Site within the Transform Milwaukee area (Y/N)	
Site in a High Need Area (Y/N)	
Site in a Rural Area (Y/N)	

B. The extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low income families (25 points)

1. One point for each one percent of units that have a commitment for Section 8 or Section 515 project-based assistance, project-based vouchers, 811 vouchers, NAHASDA funding for rental assistance, or similar project-based rental assistance or operating subsidy.
2. Provide copy of contracts for all rental assistance and/or operating subsidies.

A. Total Units	
B. Units with Committed Rental/Operating Assistance	
C. Percent Assisted (B divided by A)	

C. The merits of the application in meeting the state's priority housing needs (20 points)

1. 20 points will be awarded to properties designed to serve the homeless and/or veterans requiring supportive services – minimum of 25% of units

A. Units for the homeless and/or veterans requiring supportive services	
B. Total Number of Units in the Property	
C. Percentage (A divided by B)	

D. The extent to which the application makes use of non-federal funding sources (25 points)

1. One point for each 2% of the total development budget to be paid by non-federal funding sources
2. Provide fully-executed, non-expired funding commitments for all secured funding sources.
3. HTF Applications with commitments for debt and equity of less than 85% of the proposed development budget will not be eligible for and HTF award.
4. WHEDA will consider permanent debt sized to the rate and terms for the Tax Exempt Bond Program to be 'committed' for the purposes of this calculation, subject to WHEDA initial underwriting. See <https://www.wheda.com/Financing/Tax-Exempt-Bond-Financing/> and <https://www.wheda.com/Financing/Rates/>.

A. Total Development Budget	
B. Committed Non-Federal Funding Sources	
C. Percent committed (B divided by A)	

E. Other selection criteria

1. Properties utilizing the 4% LIHTC program to rehabilitate existing HUD Section 8 or Rural Development Section 515 properties will receive 10 points
2. Requested HTF resources of less than:
 - i) \$25,000 to 30,000 per unit (5 points)
 - ii) \$15,000 to \$24,999 per unit (15 points)
 - iii) Less than \$15,000 per unit (25 points)

Are any of the following correct (Y/N)?: <ol style="list-style-type: none"> 1. A 4% Federal or Federal & State Housing Tax Credit application been submitted and approved 2. A 4% Federal Housing Tax Credit application has been submitted; approval is pending 3. A 4% Federal Housing Tax Credit application will be submitted simultaneously with the HTF application 	
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A. Amount of HTF Requested	
B. Total Number of Units in the Property	
C. Per-Unit HTF (A divided by B)	