

National Housing Trust Fund

Scoring Criteria Attachment

May 2020



All of the scoring items noted below were included in the Wisconsin 2016, 2017, 2018, and 2019 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. Per-Unit HTF Request	25		
Total	100		

- 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/2019-Appendices/>.
 3. Properties located in an area that is eligible for USDA-Rural Development multifamily programs – see <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=mfhc>

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

- B. Affordability (25 points). The extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low-income families.
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. Priority Housing Needs (20 points). The merits of the application in meeting the state's priority housing needs.
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. Non-Federal Funding Sources (25 points). The extent to which the application makes use of non-federal funding sources.
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. Per-Unit HTF Request (25 points).

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)

A. Amount of HTF Requested	
B. Total Number of Units in the Property (including market units)	
C. Per-Unit HTF (A divided by B)	

Tie Breakers:

If two or more proposals have an equal number of points, the following will be used to determine selection:

1. First tie breaker: Priority will be given to the project with the greater number of units set aside at 30% county median income (CMI); if a tie still remains;
2. Second tie breaker: Priority will be given to a project located in any city, township or Tribal Reservation that has not received tax credits in the last two years.