

**National Housing Trust Fund**

Scoring Criteria Attachment

July 2021



The following scoring criteria will be used to evaluate all applications passing the threshold requirements. HTF awards will be based on the applications with the highest score within the IHSA 9% competition. HTF Scores will not be taken into account in the IHSA tax credit application review.

<b>HTF Scoring Criteria</b>			
	<b>Maximum Points Available</b>	<b>Points Requested</b>	<b>Points Awarded (WHEDA only)</b>
A. Geographic Diversity	5		
B. Affordability	25		
C. Priority Housing Needs	20		
D. Non-Federal Funding Sources	25		
E. Per-Unit HTF Request	25		
<b>Total</b>	<b>100</b>		

- A. Geographic Diversity (5 points). Five points will be awarded for properties in the following areas. Evidence of eligibility must be provided:
  - 1. 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/developers-and-property-managers/tax-credits/htc/allocating/2021/2021-appendices>
  - 2. Properties located on Federally Designated Tribal Lands.
  - 3. Properties located in a Rural Area without a recent Housing Tax Credit Award (based on eligible counties identified in Tab 33 of the 2021 Multi-Family Application)
  - 4. Properties located in a Workforce Housing Community (any community appearing on 2021 Appendix V of the Low Income Housing Tax Credit program: <https://www.wheda.com/developers-and-property-managers/tax-credits/htc/allocating/2021/2021-appendices>)

Site in High Need Area (Y/N)	
Site in a Federally Designated Tribal Land (Y/N)	
Site in a Rural Area without recent HTC Award (Y/N)	
Site in a Workforce Housing Community (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. Priority needs are identified as household earning at or below 30% CMI and which serve veterans, persons with disabilities and/or who are experiencing or at risk of homelessness. Applications requesting points in this category should submit a signed Appendix S if serving persons with disabilities or Appendix T if serving persons experiencing or at risk of homelessness. If serving veterans, submit a signed MOU with a Veteran-specific Service Provider which describes a referral and outreach system to connect potential Veteran residents with Veteran-Specific services and resources.

1. 20 points will be awarded to properties designating a minimum of 25% of units to eligible populations:

A. Units serving Priority Housing Needs	
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. Proportion of Units Designated as HTF Units (25 points).

Percentage of total units designated as HTF units:

- i) 25% - 49.99% (5 points)
- ii) 50% - 74.99% (15 points)
- iii) 75% - 100% (25 points)

A. Number of HTF Units Designated	
B. Total Number of Units in the Property	
C. Percent 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.