

Housing Authority of the County of Santa Cruz

Scoring Criteria – Project-Based Voucher Proposal

RFP Application Period: October 15, 2024 – November 18, 2024

Purpose – This document describes the scoring criteria used for the Housing Authority of the County of Santa Cruz (HACSC) Project-Based Voucher (PBV) Application. This document is for reference only – it does not need to be completed by the applicant and should not be submitted as part of an application for PBVs.

Points Available – The Scoring Criteria includes 200 base points. Up to 10 bonus points are possible. The minimum threshold score for new construction projects is 125 base points. The threshold score for existing housing is 120 points. Projects that do not reach the threshold score will not be considered for an award of PBVs.

HACSC may award full points, partial points, or no points for any given criterion.

Consideration Method – HACSC will score all applications received and rank the applications from highest to lowest score. The project with the highest score will be considered for PBVs first and projects with lower scores will then be considered iteratively from next highest to lowest, until all available PBVs have been awarded or until there are no more projects to consider. Projects that do not meet the minimum threshold score will not be considered.

Threshold Score – The minimum threshold score for new construction projects is 125 points. The threshold score for existing housing is 120 points. Projects must receive at least the minimum threshold score to be considered for an award of PBVs.

Scoring Criteria – The full Scoring Criteria is as follows:

Scoring Criteria	Maximum Points Available
1. Project Type	45
2. Extent to Which the Project Creates Housing Opportunities for Top Applicants on the Housing Authority’s Existing Housing Choice Voucher Waiting List	25
3. Deconcentration of Poverty / Creation of Economic Opportunities	10
4. Extent to Which Project Creates Additional non-PBV Affordable Units	50
5. Location Amenities	14
6. Management and Owner Experience	6
7. Construction Readiness	15
8. Community Engagement	5
9. Financial Feasibility	30
Total Base Points	200
10. Bonus Points	10
Total Available Points	210

Housing Authority of the County of Santa Cruz

Scoring Criteria – Project-Based Voucher Proposal

RFP Application Period: October 15, 2024 – November 18, 2024

- 1. **Project Type** – HACSC places highest priority on projects which would create new affordable housing developments where no such affordable housing currently exists, second priority on those which retain currently affordable housing that is at imminent risk of losing its affordability, and last those that would result in substantial improvements to existing housing.

Project Type	Points
New construction affordable housing	45
Existing affordable housing that retains current affordable housing at imminent risk of losing affordability	25
Substantial improvements to existing housing. <i>Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement to a structure, the total cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement</i>	15

- 2. **Extent to Which the Project Creates Housing Opportunities for Top Applicants on the Housing Authority’s Existing Housing Choice Voucher Waiting List.** HACSC prioritizes projects which create new housing opportunities to top applicants on the agency’s Housing Choice Voucher (HCV) Waiting List, without any additional eligibility requirements. Units that are set aside for referral-based special purpose vouchers may be substituted 1:1 for units that are available to top applicants on the HCV Waiting List. These substitutions are contingent on the availability of special purpose vouchers to project-base and a letter of support from the agency responsible for the referrals.

Extent to Which the Project Creates Housing Opportunities for Top Applicants on the Housing Authority’s Existing Housing Choice Voucher Waiting List	Points
100% of PBV units for top applicants on the HCV Waiting List, or referral-based special purpose vouchers	25
Projects with less than 100% PBV units for top applicants on the HCV Waiting List or referral-based special purpose vouchers will receive a percentage of maximum points based on the percentage of those PBV units. i.e., 80% for top applicants = 80% of maximum points = 20	0 - 25

- 3. Deconcentration of Poverty / Creation of Economic Opportunities.** HACSC prioritizes projects that are consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities for lower-income households.

Deconcentration of Poverty / Creation of Economic Opportunities	Points
Project is located either in a Census Tract with a poverty rate of 20% or less, or located in a highest- or high-resource area as defined by the current CTCAC/GHCD Opportunity Map	10
Project is not located in a Census Tract with a poverty rate of 20% or less and is not located in a highest- or high-resource area as defined by the current CTCAC/HCD Opportunity Map, but provides narrative that addresses key points about the revitalization efforts of the area	0 - 9

- 4. Extent to Which Project Creates Additional Non-PBV Affordable Units.** HACSC prioritizes projects that create a greater number and percentage of non-PBV affordable units. An affordable unit is defined as a housing unit that is exclusively available to a family at 80% AMI or less. Required manager’s units are excluded.

Extent to Which Project Creates Additional Non-PBV Affordable Units	Points
Total Non-PBV Affordable Units	
More than 80	20
51-79	15
26-50	10
10-25	5
Less than 10	0
Percentage of Affordable Units that are PBVs	
PBVs represent 10% or less of the affordable units	30
PBVs represent 11% - 20% of the affordable units	20
PBVs represent 21% - 39% or less of the affordable units	10
PBVs represent 40% or more of the affordable units	0

Housing Authority of the County of Santa Cruz

Scoring Criteria – Project-Based Voucher Proposal

RFP Application Period: October 15, 2024 – November 18, 2024

5. Location Amenities. HACSC prioritizes projects that provide, or are in close proximity to, a number of community amenities.

Location Amenities	Points
Project is in a location with a Walk Score or Bike Score of 85% or higher	1
Project with 1+ bedroom units is located within ½ mile of a public elementary, middle, or high school	2
Project with 2+ bedroom units includes a playground, toddler play area, childcare facility, or similar child-focused space	1
Project provides in-unit laundry. On-site laundry will be awarded a half point.	1
Project includes space/programs to enhance the health and wellness of residents, such as a fitness/recreation/sports facility or a partnership with a local fitness center where residents receive discounted monthly fees, classes, etc.	1
Project integrates space and programming to enhance living skills or job readiness skills (e.g. computer room, resident-run café, etc.)	1
Provides a public-use amenity, such as an easement onto open space, a community garden, public plaza, etc.	1
Project is located within ½ mile of a bus stop with at least monthly hourly service as demonstrated by a bus schedule for that route, or project is using a van or dial-a-ride service.	2
Project is located within ½ mile of groceries and other essential shopping needs. Grocery is defined as a full-service store or market that provides fresh food staples: fresh meats, poultry, dairy products, and produce. Convenience stores and mini marts are not considered full-service stores or markets.	2
Project is located within one mile of a health or social service facility that is operated to serve the target population	1
Project is located within ½ mile of a park, library, recreational facility, or community center accessible to the general public and appropriate for the target population(s)	1

Housing Authority of the County of Santa Cruz

Scoring Criteria – Project-Based Voucher Proposal

RFP Application Period: October 15, 2024 – November 18, 2024

- 6. Management and Owner Experience.** HACSC prioritizes projects that have demonstrable experience developing affordable housing and that have demonstrable experience managing affordable housing and PBV developments.

Management and Owner Experience	Points
Owner – Property Development Experience	
Broad experience (5+ developments)	2
Some experience (3-4 developments)	1
Minimal experience (1-2 developments)	0.5
No prior experience	0
Management - Affordable Rental Experience	
Broad experience (201+ affordable rental units)	2
Good experience (101-200 affordable rental units)	1
Fair experience (51-100 affordable rental units)	0.5
Minimal experience (Under 50 affordable rental units)	0
Management – Project-Based Voucher Experience	
Broad experience (201+ PBV rental units)	2
Good experience (151-200 PBV rental units)	1
Fair experience (50 to 150 PBV rental units)	0.5
Minimal experience (Under 50 PBV rental units)	0

- 7. Construction Readiness.** HACSC prioritizes projects that have demonstrable site control and entitlements.

Construction Readiness	Points
Site Control	
Documented site control demonstrated by a deed or lease	5
Anticipated site control demonstrated by a purchase sale agreement	3
No documentation demonstrating present or future site control	0
Entitlements	
Full entitlement and jurisdictional approval or equivalent	10

8. Community Engagement. HACSC prioritizes projects that commit to community engagement.

Community Engagement	Points
The applicant has provided a community engagement plan that includes agreeing to at least one public meeting, along with any other appropriate methods for receiving feedback on the proposed project	5

9. Financial Feasibility. HACSC prioritizes projects that demonstrate financial feasibility, the use of various other funding sources, and the leveraging of project-based vouchers.

Financial Feasibility	Points
Assumptions of Development and Site Control	
Project meets HUD subsidy layering review guidelines for the term of the requested HAP Contract without further justification, including but not limited to debt-coverage ratio and cash flow requirements	5
Technical Review – Financial Feasibility (conducted by HACSC-contracted financial consultant)	
Project will receive 0 – 25 based on a technical review of financial assumptions and projections. Elements that will be considered include, but are not limited to: <ul style="list-style-type: none"> • Reasonableness and comparability of proposed development costs • Reasonableness and comparability of proposed income and operating expenses • Sufficiency of operating and replacement reserves • Reasonableness and comparability of funding source assumptions • Reasonableness and comparability of tax credit assumptions • CTCAC and/or CDLAC scores are competitive for the proposed set-aside • Reasonableness and sufficiency of cash flow throughout the PBV HAP Contract term • Gross income from PBV units as a percentage of the total projected gross income • Inclusion of committed permanent public funds 	0 - 25

10. Bonus Points. Projects may be eligible for bonus points based on the following criteria.

Bonus Points	Points
Projects includes operational funding from a local jurisdiction or other entity for the provision of supportive services or other resident benefits	5
Project design includes a solar or other renewable energy system as certified by a renewable energy professional.	5