

## 2024 ACTION PLAN - HOUSING SCORING RUBRIC

Application Question	Criteria	Points Possible	Score	Scoring Notes	Comments
<b>Understanding Scope of Work</b>				<b>20 Points</b>	
	Application is complete.	5		Proposed project description is clear and scope of work is complete. Application provides thorough understanding of proposed use of funds.	
Attachment	Timeline (schedule) identifies key milestones.	5		Key milestones identified and reasonable.	
18	Community and jurisdiction support.	5		Letters of support attached with application. Clear indications of support from the local jurisdiction are attached, including appropriate and legal use of property?	
Attachment	Project will produce timely benefit.	5		Schedule is reasonable. Project complete within 12-18 months after agreement execution.	
<b>Applicant's Demonstrated Expertise and Understanding</b>				<b>20 Points</b>	
1, 2	Demonstrated experience in producing proposed project.	5		List of past and current projects, including number of units, type of beneficiaries, scope, length of deed-restrictions, etc., is comparable to proposed project.	
3, 4, 5, 6,	Demonstrated understanding of regulatory considerations as they relate to the project.	5		Eligible use of funds identified, proposed beneficiaries eligible to receive benefit, SAM provided, Section 3, NEPA timing, recordkeeping, financial auditing, etc.	
Attachment	Organizational capacity to implement project.	5		List of current and future projects.	
	Past performance.	5		All applicants start with 5 points. Points will be deducted if a project applicant has negative findings on past awards with the County or with other state or federal agencies. For applicants without previous experience with the County, demonstration of successful state/ federal funding contracts including references will be required. The number of points deducted will be based upon the number and severity of negative findings, at the County's discretion.	
<b>Site &amp; Neighborhood Standards</b>				<b>5 Points</b>	
10	Extent project is located in proximity to transit, employment, and/or services and not located in an area of minority concentration. Possible points may be awarded for combinations or other options.	5		0 points if proposed project is in an area of minority concentration. 0 to 5 points for public transportation, bus stops, employment, public parks or community center, public library, public schools, grocery store/supermarket, neighborhood market, farmer's market, medical clinic or hospital, pharmacy.	
<b>Cost Effectiveness</b>				<b>10 Points</b>	
Attachment	Budgeted costs appear reasonable and appropriate.	5		Points will be awarded based on cost per unit alignment with industry standards and also with a comparison to other proposed projects' cost per unit.	
Attachment	Budgeted costs are consistent with the activities to be undertake.	5		Pro forma shows adequate operating income and cash flow to support proposed project for period of affordability.	
<b>Number of New Units</b>				<b>10 Points</b>	
V, VI	Total number of new deed-restricted affordable units proposed.	5		Points will be awarded on a sliding scale based on the total number of deed-restricted units at each project compared to the average number of deed-restricted units from all proposed projects. Projects meeting or exceeding the average number of units will receive full points. Projects proposing fewer than the average will receive a percentage of points based upon their proposed number of deed-restricted units divided by the average number of all project's deed-restricted units.	
V, VI	Proposed HOME-assisted units. If no HOME- or HOME-ARP-assisted units proposed, use next question for scoring.	5		HOME: 5 points for up to 11 HOME-assisted units; 4 points for up to 9; 3 points for up to 7; 2 points for up to 5; 1 point for up to 3 HOME-assisted units. HOME-ARP: 5 points for 5 HOME-ARP-assisted units; 4 points for 4; 3 points for 3; 2 points for 2; 1 point for 1 HOME-ARP-assisted unit.	
VI	If no HOME- or HOME-ARP-assisted units and requesting only CDBG funds, are 51% of the units designated as low/moderate-income units. Or if requesting only PLHA funds,		For proposed projects funded only with CDBG, 5 points will be awarded if at least 51% of the units are designed as low/moderate-income units. For proposed projects funded only with PLHA, 1 point for up to 2 units, 2 points for 3-5 units, 3 points for 6-8 units, 4 points for 9-11 units, 5 points for greater than 11 units.		
<b>Vulnerable Populations Targeting</b>				<b>5 Points</b>	
14	Extent to which project provides housing for vulnerable populations (persons experiencing homelessness, chronically homeless, veterans, seniors, unaccompanied youth under 25 years of age, persons fleeing or attempting to flee domestic violence).	5		This category scores projects on the extent to which units are restricted, either by the County under this application or by other funding, for vulnerable populations. 0 points for 0% targeted units 1 point for up to 5% of units 2 points for up to 10% of units 3 points for up to 25% of units 4 points for up to 40% of units 5 points for up to 51% or more of units	
<b>Funding Readiness</b>				<b>15 Points</b>	
Attachment	Percentage of other financing committed at application.	15		This category helps prioritize projects that are most ready to move forward. HOME funds have very stringent milestones related to timing so it is important that we fund projects that are ready to move forward. Points will be awarded based upon the following calculation and a comparison to other proposed projects.  $\frac{\text{Amount of Funding Committed}}{\text{Total Estimated Project Budget}}$	

Permitting Readiness		10 Points	
11, 12, 13, 21	This category prioritizes projects that are ready to move forward. Review of land use entitlements/permits, CEQA/NEPA, architectural plan completion, status of construction permits.	3	3 points for General Plan consistency; zoning compliance; and/or land use entitlement or permit, as applicable
20		3	3 points for Phase 1 Environmental Site Assessment (if applicable, Lead-Based Paint/ Asbestos Materials Survey)
20		2	2 points for Architectural/ Construction Plans
11, 12		2	2 Points for Permit Ready
Alignment with the San Luis Obispo Countywide Plan to Address Homelessness		5 Points	
14	Alignment with one or more lines of effort in the "San Luis Obispo Countywide Plan to Address Homelessness."	5	Proposed projects that align with one or more lines of effort will receive 5 points.
<b>Total Points Possible</b>		<b>100</b>	<b>0</b>