Building Homes Rhode Island  
Self-Scoring Worksheet

**Please note that final scores serve as a guide for the funding committee in consideration of proposals. Other factors, not quantified in the scoring system, may be considered in making final awards.**

1. PRIORITY (See Attachment A: BHRI Distribution Plan & Priorities) UP TO 30 POINTS

Tier I “New” Units 15 points   
Tier II “Preservation” of units at end of affordability period 10 points  
Tier III “Preservation” of units in affordability period 5 points

Projects which are combinations of program priorities must prorate the score(s) for each component.

*Income Targeting:*

A project which serves multiple income groups should prorate the score(s) to the percentage of the project which each population represents.

Income Group   
 Targeted Points

Homeownership Projects 0-80% 10 points  
 81%-120% 15 points

Rental Projects 0-50% 15 points  
 51%-60% 10 points  
 61%-80% 5 points

1. FEASIBIILITY UP TO 30 POINTS

Developer Capacity (Up to 15 points)

*Past Experience:*

Robust list/experience team 5 points  
Limited projects 2-4 points  
Zero projects 0-1 points

*Financial Soundness:* (up to 10 points – see below ratios as guide

Ratio Current Assets/Liabilities (1.2 or higher is questionable);  
Ratio Cash and Cash Equivalents/Current Liabilities (.5-.75 – higher the better);  
Ratio Cash and Cash Equivalents/Operating Expenses Annualized (at least 90 days);  
Current Assets (minus) Current Liabilities (Positive – higher the better);  
Long Term Debt (divided by) Net Assets (Measures how much operations are funded by debt);  
Ratio Total Operating Expenses (divided by) Revenues and Support (1 or above concern).

Agency’s “financial soundness” score will be based upon the totality of all factors listed above.

Financial Feasibility: (up to 15 points, factoring)

Based upon an analysis of the factors/criteria listed below:

Infeasible Not considered  
 Substantial Concern 0-5 points  
 Moderate Concern 6-10 points  
 Minor Concern 11-14 points  
 No Concern/Feasible 15 points

* Proposed Sources & Uses;
* Projects costs (construction estimates are reasonable);
* Operational feasibility;
* Availability/need for rental subsidy.  
  \*A financially infeasible project will be eliminated from consideration.

1. LEVERAGE/OTHER SOURCES UP TO 10 POINTS

Leverage score is based upon the percentage of the sources (non-BHRI) for the project already secured. “Secured” means awarded funds formally, as documented by an award letter or contract agreement. If BHRI is the only source needed for a particular project, the maximum score should be provided. Estimated resources realized through sale of units should be considered “secured”. Actual score is 10% of percentage of funding secured – For example, 50% “Secured” results in a score of 5.

1. COST EFFECTIVE UP TO 15 POINTS

*Cost Effective:*

If a project includes commercial and residential components, the residential costs should be broken out on budget forms and used solely for these calculations. Common costs to both residential and commercial components should be prorated consistent with the percentage each category represents of the total.

Points Total Development Costs/Total Units

10 <= $250,000/unit (urban) or $300,000/unit (rural)  
5 $250,000-$300,000/unit (urban) or $300,001-$330,000 (rural)  
0 >$300,000/unit (urban) or $330,000 (rural)  
\* Project with 0 zero points in this category are unlikely to receive support.

*BHRI Subsidy/”Affordable” Unit:*

Points Request Per Unit  
5 <$10,000/unit  
4.5 $10,001-$20,000/unit  
4 $20,001-$40,000/unit  
3.5 $40,001-$60,000/unit  
3 $60,001-$80,000/unit  
2.5 $80,001-$100,000/unit  
2 >$100,000/unit

If the project is not 100% “Affordable”, the score should be prorated to the percentage of units which are “Affordable”. To prorate, divide the total “Affordable” units by the total number of all units, then multiply the score by the result.

1. GEOGRAPHIC DIVERSITY UP TO 5 POINTS

Bonus points (5 points) provided to projects which fall in a community not yet meeting its 10% “Affordable” housing goals. Please refer to most recent Low/Moderate Income Housing chart prepared by Rhode Island Housing.

1. COMMUNITY NEED UP TO 10 POINTS

Special Needs – Bonus points (5 Points). This includes projects which serve the homeless, elderly, disabled or other populations requiring specialized services.

*Other Factors Considered: Readiness, including Site Control  
 Access to transportation and other services  
 Community engagement/involvement  
 Design (including energy efficiency, Universal design)  
 Affordability period  
 General Need (waiting list, market analysis)*

SCORING WORKSHEET

1. Priority (Up to 30 points)
   1. Overall Priority (Up to 15 points) \_\_\_\_\_\_
   2. Income Targeting (Up to 15 points) \_\_\_\_\_\_
2. Feasibility (Up to 30 points)
   1. Developer Capacity (up to 15 points) \_\_\_\_\_\_
   2. Financial Feasibility (up to 15 points) \_\_\_\_\_\_
3. Leverage/Other Sources (up to 10 points) \_\_\_\_\_\_
4. Sources/Cost Effective (up to 15 points)
   1. Cost Effective (up to 10 points) \_\_\_\_\_\_
   2. BHRI Subsidy/Unit (up to 5 points) \_\_\_\_\_\_
5. Geographic Diversity (5 points) \_\_\_\_\_\_
6. Community Need (up to 10 points)
   1. Special Needs (5 points) \_\_\_\_\_\_
   2. Demonstrated General Need (5 points) \_\_\_\_\_\_

TOTAL (UP TO 100 POINTS) \_\_\_\_\_\_