

# 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**

*A. Project Type (Up to 15 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.

*B. Income Targeting (Up to 15 points):*

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

	<u>Income Group Targeted</u>	
<i>i.</i> Homeownership Projects	0-80%	10 points
	81%-120%	15 points
<i>ii.</i> Rental Projects	0-50%	15 points
	51%-60%	10 points
	61%-80%	5 points

**2. FEASIBILITY** **UP TO 30 POINTS**

*A. Developer Capacity (Up to 15 points):*

*i. Past Experience (Up to 5 points):*

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

*ii. Financial Soundness (Up to 10 points):*

- 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.

B. Financial Feasibility (Up to 15 points):

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.

3. **READINESS TO PROCEED**

**UP TO 15 POINTS**

A. Other Sources Secured (Up to 10 points):

Score is based upon the percentage of the non-BHRI sources 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.

B. Site Control (Up to 5 points):

Option Agreement	1 point
Purchase and Sale Agreement	3 points
Deed	5 points

4. **COST EFFECTIVE**

**UP TO 20 POINTS**

A. Cost Effective (Up to 10 points):

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.

Total Development Costs/Total Units

<= \$275,000/unit (urban) or \$325,000/unit (rural)	10 points
\$275,000-\$325,000/unit (urban) or \$325,001-\$350,000 (rural)	5 points
>\$325,000/unit (urban) or \$350,000 (rural)	0 points

B. BHRI Subsidy/ "Affordable" Unit (Up to 10 points):

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.

Request Per Unit

\$25,001-\$50,000/unit	10 points
\$50,001-\$75,000/unit	8 points
\$75,001-\$100,000/unit	6 points
\$100,001-\$125,000/unit	4 points
\$125,001-\$150,000/unit	2 points
>\$150,000/unit	0 points

5. **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.

6. **COMMUNITY NEEDS**

**UP TO 10 POINTS**

A. Special Needs (Up to 5 Points):

This includes projects which serve the homeless, elderly, disabled or other populations requiring specialized services.

B. Other Factors Considered (Up to 5 points):

Including, but not limited to:

- i. Access to transportation and other services
- ii. Community engagement/involvement
- iii. Design (including energy efficiency, Universal design)
- iv. Affordability period beyond 30 years
- v. Demonstrated need for proposed project (waiting list, market analysis)

# SCORING WORKSHEET

1. **Meeting state priority housing needs (Priority):**
  - A. Proposal addresses one or more of the program priorities (15 points) \_\_\_\_\_
  - B. Income targeting (15 points) \_\_\_\_\_
  
2. **Applicant ability to obligate and undertake eligible activities (Feasibility):**
  - A. Developer Capacity
    - i. Past experience (5 points) \_\_\_\_\_
    - ii. Financial soundness of the organization (10 points) \_\_\_\_\_
  - B. Financial feasibility of the proposal (15 points) \_\_\_\_\_
  
3. **Readiness to proceed:**
  - A. Other funding sources secured (10 points) \_\_\_\_\_
  - B. Site control (5 points) \_\_\_\_\_
  
4. **Cost effectiveness:**
  - A. Total development costs (TDC) per unit (10 points) \_\_\_\_\_
  - B. BHRI subsidy per unit (10 points) \_\_\_\_\_
  
5. **Geographic diversity:**

Provided to projects which fall in a community not yet meeting its 10% “Affordable” housing goals (5 points) \_\_\_\_\_
  
6. **Community needs:**
  - A. Provided to projects that meet special needs including projects which serve the homeless, elderly, disabled or other populations requiring specialized services (5 points) \_\_\_\_\_
  - B. Other factors including, but not limited to: (5 points) \_\_\_\_\_
    - i. Access to transportation and other services
    - ii. Community engagement/ involvement
    - iii. Design (including energy efficiency, Universal design)
    - iv. Affordability period beyond 30 years
    - v. Demonstrated need for proposed project (waiting list, market analysis)
  
- TOTAL (110 points)** \_\_\_\_\_