

# Standard Rating Criteria for Section 202 Program Applications Supportive Housing for the Elderly

Sponsor's Name and Address	Section 202 Project Number			
	PRAC Number			
Address of Site(s)	Metro/ Nonmetro	Revenue Units	Nonrevenue Units	Total Units
	Capital Advance Amount \$			
	PRAC Amount \$			Score

Technical Discipline	Rating Factors and Bonus Points	Factor (Points)	Over-All Rating
<b>1. Capacity of the Applicant and Relevant Organizational Staff</b>		<b>(25)</b>	
<b>PM</b>	a. The scope, extent, and quality of the Sponsor's experience in providing housing or related services to those proposed to be served by the project and the scope of the proposed project (i.e., number of units, services, relocation costs, development, and operation) in relationship to the Sponsor's demonstrated development and management capacity as well as its financial management capability.	(15)	
<b>FHEO</b>	b.(1) The scope, extent, and quality of the Sponsor's experience in providing housing or related services to minority persons or minority families.	(5)	
<b>PM</b>	b.(2) The scope, extent, and quality of the Sponsor's ties to the community at large and to the elderly communities in particular.	(3)	
<b>FHEO</b>	b.(2) The scope, extent, and quality of the Sponsor's ties to the minority community.	(2)	
<b>PM</b>	c. A fund reservation the Sponsor received under either the Section 202 Program of Supportive Housing for the Elderly or Section 811 Program of Supportive Housing for Persons with Disabilities in FY 2003 or later has been extended beyond 24 months (-3 pts.), 36 months (-4 pts.), or 48 months (-5 pts.) (except if the delay was beyond the Sponsor's control).	(-3 to -5)	
<b>PM</b>	d. If the amount of amendment money required in connection with a fund reservation received under either the Section 202 Program for Supportive Housing for the Elderly or the Section 811 Program for Persons with Disabilities in FY 2003 or later was 25% or less of the original capital advance amount (-3 pts); between 26% and 50% (-4 pts); and over 50% (-5pts).	(-3 to -5)	
<b>2. Need/Extent of the Problem</b>		<b>(13)</b>	
<b>EMAS</b>	a. The area of the proposed project has an unmet needs ratio of 15 percent or less (10 pts.); <b>OR</b> , the area of the proposed project has an unmet needs ratio of greater than 15 percent (5 pts.); <b>OR</b> , the area of the proposed project has no unmet needs for housing assistance (0 pts.).	(10)	
<b>PM</b>	b. The extent that a connection has been established between the project and the community's Consolidated Plan, Analysis of Impediments to Fair Housing Choice (AI) or other planning document that analyzes fair housing issues and is prepared by a local planning or similar organization.	(3)	
<b>3. Soundness of Approach</b>		<b>(45)</b>	
<b>VAL</b>	a. The proximity or accessibility of the site to shopping, medical facilities, transportation, places of worship, recreational facilities, places of employment, and other necessary services to the intended occupants; adequacy of utilities and streets; freedom of the site from adverse environmental conditions; and compliance with site and neighborhood standards (24 CFR 891.125(a), (d) and (e)).	(18)	

Technical Discipline	Rating Factors and Bonus Points	FactorOver-All	
		(Points)	RatingRating
FHEO	b. The suitability of the site from the standpoints of promoting a greater choice of housing opportunities for minority elderly persons/families, and affirmatively furthering fair housing.	(-1)	
ARCH	c. The extent to which the proposed design of the project will meet the special physical needs of elderly persons.	(8)	
ARCH	d. The extent to which the proposed size and unit mix of the housing will enable the Sponsor to manage and operate the housing efficiently and ensure that the provision of supportive services will be accomplished in an economical fashion.	(2)	
ARCH	e. The extent to which the proposed design of the housing will accommodate the provision of supportive services that are expected to be needed, initially and over the useful life of the housing, by the category or categories of elderly persons the housing is intended to serve.	(3)	
ARCH	f. The extent to which the proposed supportive services meet the identified needs of the anticipated residents and that the identified supportive services will be provided on a consistent, long-term basis.	(1)	
PM	g. The extent to which the project will implement practical solutions that will assist residents in achieving independent living, educational opportunities, and improved living environments.	(2)	
ARCH	h. The extent to which the proposed design incorporates visitability standards and/or universal design in the construction or rehabilitation of the project.	(1)	
PM	i. The Sponsor involved elderly persons, particularly minority elderly persons, in the development of the application and the Sponsor's intent to involve elderly persons, particularly minority elderly persons, in the development and operation of the project.	(2)	
PM	j. The extent to which the jurisdiction in which the project will be located has undertaken successful efforts to remove regulatory barriers to affordable housing.	(2)	
ARCH	k. The extent to which the Sponsor will promote energy efficiency in the design and operation of the proposed housing.	(1)	
FHEO	l. The extent to which the Sponsor has described its plans for expanding economic opportunities for low and very-low income persons. (1) The extent of the Sponsor plans to provide opportunities to train and employ low and very-low income residents of the project area (1 pt). (2) The extent of the Sponsor plans to award substantial contracts to persons residing in the project area (1 pt).	(2)	
VAL	m. The site is not permissively zoned for the intended use.	(-1)	
<b>4. Leveraging Resources</b>			
PM	a. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar value totals 5% or less of the capital advance amount as determined by HUD.	(0)	
PM	b. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar values total between 6% and 10% of the capital advance amount as determined by HUD.	(1)	
PM	c. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar values total between 11% and 15% of the capital advance amount as determined by HUD.	(2)	
PM	d. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar values total between 16% and 20% of the capital advance amount as determined by HUD.	(3)	
PM	e. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar values total between 21% and 25% of the capital advance amount as determined by HUD.	(4)	

Technical Discipline	Rating Factors and Bonus Points	FactorOver-All	
		(Points)	Rating
PM	f. The extent to which the Sponsor has secured general support and/or written evidence of firm commitments towards the development and operation of the project from other funding sources where the dollar values total over 25% of the capital advance amount as determined by HUD.	(5)	
<b>5. Achieving Results and Program Evaluation</b>		<b>(12)</b>	
PM	a. (1) The extent to which the services/activities identified in the Logic Model are consistent with the information provided in the application as well as the extent to which the sponsor demonstrates full understanding of the activities that must be accomplished in order to develop the project within the required timeframe.	(3)	
PM	a. (2) The extent to which the outcomes identified in the Logic Model are consistent with the services/activities that must be accomplished in order to get the project to initial closing within the 18-month fund reservation period, completion of the project, and to final closing.	(3)	
PM	a. (3) The extent to which the projected measures show a realistic understanding of the development process resulting in a timely initial closing, start of construction, and final closing.	(3)	
PM	a. (4) The extent to which the evaluation tools selected in the Logic Model are consistent with the project described.	(1)	
PM	b. The extent to which the Sponsor's past performance evidences that the proposed project will result in the timely development of the project.	(2)	
Total Base Points		(100)	
Bonus Points		(2)	
CPD	Location of proposed site in an RC/EZ/EC-II area.		
Base Points plus Bonus Points		(102)	
HUD Office Comments			

Printed Name & Signature & Phone Number of Project Manager and Date:

X

Printed Name & Signature & Phone Number of Project Manager and Date:

X

The Signator   
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Instructions for Completing the Standard Rating Criteria Form  
for Section 202 Program Applications  
Supportive Housing for the Elderly

A. Rating/Selection Panel. The Rating/Selection Panel shall assign points for each of the Rating Factors in the space provided. The designated points on the rating form are maximum limitations and must not be exceeded.

B. Signatures. The rating form must contain original signatures.

C. Fund Reservation Amounts.

Capital Advance Amount. The HUD Office shall calculate the capital advance amount for selection purposes in accordance with Chapter 3, paragraph 3-50B7, of Handbook 4571.3 REV-1. Capital Advance Authority shall be rounded down to the nearest one hundred dollars.

PRAC Amount. In determining the amount of Project Rental Assistance Contract Authority at the Fund Reservation stage, HUD Offices shall follow instructions in Chapter 3, paragraph 3-50B8, of Handbook 4571.3 REV-1, using the approved Operating Cost Standard. PRAC authority shall be rounded up to the nearest one hundred dollars.