

Standard Rating Criteria for Section 811 Program Applications Supportive Housing for Persons with Disabilities

U.S. Department of Housing and Urban Development
Office of Housing Federal Housing Commissioner

Sponsor's Name and Address	Section 811 Project Number			
	PRAC Number			
Address of Site(s)	Total Sites	Revenue Units	Nonrevenue Units	Total Units
	Project Type (GH, ILP, Condo)		Occupancy Type (WPD, WDD, CMI, Mixed)	
	Capital Advance Amount \$			
	PRAC Amount \$			Score

Technical Discipline	Rating Factors and Bonus Points	(Points)	Factor Rating	Over-All Rating
1. Capacity of the Applicant and Relevant Organizational Staff		(30)		
PM	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)		
FHEO	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)		
PM	b.(2) The scope, extent, and quality of the Sponsor's ties to the community at large and to the disability communities in particular.	(3)		
FHEO	b.(2) The scope, extent, and quality of the Sponsor's ties to the minority community.	(2)		
PM	c. A fund reservation the Sponsor received under either the Section 811 Program of Supportive Housing for Persons with Disabilities or Section 202 Program of Supportive Housing for the Elderly 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)		
PM	d. If the amount of amendment money required in connection with a fund reservation the Sponsor 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 approved by HUD (-3 pts); between 26% and 50% (-4 pts); and over 50% (-5 pts).	(-3 to -5)		
PM	e. The Sponsor has experience in developing integrated housing and/or the proposed project will be an integrated housing model (e.g., condominium units scattered within one or more buildings or non-contiguous independent living units on scattered sites).	(5)		
2. Need/Extent of the Problem		(13)		
VAL	a. The area of the project has sufficient sustainable long-term demand for additional supportive housing for persons with disabilities (10 pts); or (0 pts) if no long-term demand for additional supportive housing. No other point values are to be awarded.	(10)		

Technical Discipline	Rating Factors and Bonus Points	(Points)	Factor Rating	Over-All Rating
PM	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)		
3. Soundness of Approach		(40)		
VAL	a. Site approvability – 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 tenants; adequacy of utilities and streets, and freedom of the site from adverse environmental conditions (based on site visit for site control projects only); and compliance with site and neighborhood standards in 24 CFR 891.125(a), (d) and (e) and 24 CFR 891.320.	(14)		
VAL	b. One or more of the proposed sites is not permissively zoned for the intended use.	(-1)		
FHEO	c. The suitability of the site from the standpoints of promoting a greater choice of housing opportunities for minorities and persons with disabilities and affirmatively furthering fair housing.	(8)		
ARCH	d. The extent to which the proposed design of the project (exterior and interior) and its placement in the neighborhood will meet the individual needs of the residents and will facilitate their integration into the surrounding community and promote their ability to live as independently as possible.	(2)		
ARCH	e. The extent to which the proposed design incorporates visitability standards and universal design in the construction or rehabilitation of the project.	(1)		
PM	f. The Sponsor's board is comprised of persons with disabilities.	(4)		
PM	g. The Sponsor involved persons with disabilities (including minority persons with disabilities) in the development of the application, and will involve persons with disabilities (including minority persons with disabilities) in the development and operation of the project.	(3)		
PM	h. The extent to which the Sponsor coordinated the application with other organizations (including local independent living centers) that will not be directly participating in the project, but with which the Sponsor shares common goals and objectives and are working toward meeting these goals and objectives in a holistic and comprehensive manner.	(2)		
PM	i. The extent to which the Sponsor consulted with Continuum of Care organizations in the community in which the proposed project will be located and has developed ways in which the proposed project will assist persons with disabilities who have been experiencing chronic homelessness become more productive members of society.	(1)		
PM	j. The extent to which the jurisdiction in which the proposed project will be located has undertaken successful efforts in removing regulatory barriers to affordable housing.	(2)		
ARCH	k. The extent to which the Sponsor will promote energy efficiency in the design a operation of the proposed housing.	(1)		
FHEO	l. The extent to which the Sponsor has described their plans for expanding economic opportunities for low and very low-income persons. (Section 3 provision). (1) The extent of the Sponsor's 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's plans to award substantial contracts to persons residing in the project area. (1 pt).	(2)		

Technical Discipline	Rating Factors and Bonus Points	Factor (Points)	Over-All Rating
4. Leveraging Resources		(5)	
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 proposed project from other funding sources where the dollar value totals 5% or less of the capital advance amount as determined by HUD, OR	(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 proposed project from other funding sources where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD, OR	(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 proposed project from other funding sources where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD, OR	(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 proposed project from other funding sources where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD, OR	(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 proposed project from other funding sources where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD, OR	(4)	
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 proposed project from other funding sources where the dollar value totals over 25% of the capital advance amount as determined by HUD.	(5)	
5. Achieving Results and Program Evaluation		(12)	
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 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 & Date:

X

Printed Name & Signature & Phone Number of Supervisory Project Manager & Date

X

The Signatori
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Instructions for Completing the Standard Rating Criteria Form
for Section 811 Program Applications
Supportive Housing for Persons with Disabilities

A. General.

1. Fill in the Sponsor's name and address and the entire address of the site(s) for both site control applications and site identified applications.
2. Under "Total Units" if project will consist of one or more group homes, count total number of persons with disabilities **excluding** any resident managers. If project will consist of one or more independent living projects, count total number of units **including** any resident manager's unit.
3. Complete each block in the far right section of the form, beginning with the Section 811 project number.

B. 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.

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 3-50B5 of Handbook 4571.2. 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 3-50B6 of Handbook 4571.2 using the approved Operating Cost Standard. PRAC authority shall be rounded **up** to the nearest one hundred dollars.

D. Signatures. The rating forms must contain original signatures.