

Proposed OHCS Multifamily NOFA Need & Policy Scoring

Projects that meet the Financial Feasibility, Sponsor Capacity, and Readiness to Proceed thresholds will be competitively scored on:

- The need for the project in the community
- The best use of public funds (considering the cost and overall long term benefit to the community)

Goals:

The State of Oregon is committed to investing taxpayers' dollars in a way that makes best use of the funds considering all benefits to the community. It is also committed to ensuring that resources are invested in a way that is geographically equitable, considering the low income housing needs around the state.

The following scoring categories aim to measure the nature and extent of the need in the applicant's community and the overall benefit of the project to the community.

Best Use of Public Funds: (60 pts) (Evaluated within the region)

Meeting a high need for housing is one benefit to the community. Projects will also be evaluated for the benefits they offer above and beyond clean, safe, affordable housing. Priority will be given to projects that provide good return on public investment when considering other benefits that are state or regional priorities. A policy-level scoring team will rank projects by region after considering criteria such as those listed below, as well as other pertinent, verifiable information provided by the applicant.

Will the project:

- Offer services that will measurably improve residents' health, well-being or future prosperity, thereby reducing public costs down stream? If so, to what extent?
- Further family stability or child welfare? Considerably? Subtly?

- Reduce the likelihood of individuals to commit crimes, and/or promote re-entry into the community?
- Leverage a significant amount of other funds?
- Allow seniors to better age in place and reduce Medicaid or Medicare funded costs?
- Further equity or social justice goals?
- De-concentrate poverty and/or provide housing choice for low-income residents or voucher holders?
- Provide a timely response to an urgent community need? (For example, would the project provide housing needed because of a sudden loss of supply or a sudden increase in need?) The unique or critical nature of the need will be evaluated.
- Offer an innovative approach that provides measurable improvement in affordable housing, service provision, or green building standards?
- Offer a new or unique collaboration that delivers benefits that exceed that of traditional teams? (for example, with local CCO's, tribal communities, DHS Office, Dept of Corrections, etc)

Projects will be evaluated based on the overall benefit to the community and ranked by region. Sheer quantity of individual benefits will not outweigh the extent of the benefits (i.e. Providing tremendous benefit in one area could outweigh a slight benefit in two areas). All benefits are not equal in all communities. Local and regional priorities will weigh heavily when evaluating benefits against each other.

Potential Policy Scoring Guide:

Summary of Indicated Project Impact Elements			
impact area	tally for reference:	count	count x weight
Total: Increase Access & Equity		0	0.00
Total: Social or Environmental Justice		0	0.00
Total: Collaboration to address Problem		0	0.00
Total: Economic or Community Catalyst		0	0.00

*place a 0-5 for any applicable indicators under the appropriate Impact Area(s);
more points based on the extent or depth of the specified impact marker
(for example, more points for a more difficult population served, or more extensive partnership efforts)*

Impact Indicators (Add others as Applicable)	Increase Access and Equity (35%)	Social or Environmental Justice (35%)	Collaboration to Address a Problem (15%)	Economic or Community Catalyst (15%)
Diversity of Incomes Served				
Difficulty of Population Served				
Human Services Provided				
Poverty Deconcentration				
Age in Place				
Prevent Recidivism				
Address Homelessness				
Environmental Sustainability Measures				
Resident Health Measures				
Future Public Cost reduction				
Federal Fund leverage				
Multiple State Agency Partnership				
Local Partnerships				
Identified Policy Issue				
Urgent Community Need				
Linkages to state Prosperity Plan				
Linkages to Local Plans				
Innovation of Project Design				
Innovation to overcome obstacles				
Innovation to solve community problems				

Need for Project in the Community: (40 pts) (Evaluated within the region)

OHCS will evaluate the need for the type of housing or services the proposed project by reviewing the following published information sources:

- OHCS county “Housing Profit” and “Poverty Report” sheets
- OHCS county ranking lists
- Oregon Affordable Housing Inventory
- OHCS level of investment in past 5 years competitive funding cycles
- Oregon Employment Department data (qualityinfo.org)
- Locally available data on project population, service demand and housing availability

Applicants are encouraged to consult and refer to the available data when describing how the project meets the specific need for housing in the community. A scoring team will evaluate the various components of need and score need as low, moderate, strong, or severe based on the indicators of need presented and the extent to which they are demonstrated to be more severe than other local, regional, or statewide indicators of need.

The following criteria, as well as any other compelling and verifiable information that documents the relative severity of the need for affordable housing will guide the scorers’ rankings:

- Does the project serve a population that doesn’t have existing dedicated housing? What existing units serve that population?
- Does the project serve a very low-income or vulnerable special needs population? What percentage of units will serve that population?
- Is existing affordable housing supply in the community at risk due to condition or feasibility? If so, to what extent?
- Do population growth factors impact the need for housing? Is there evidence that a lack of affordable housing is hampering economic development or employment initiatives? If so, to what extent?

- Has the community been under represented in competitively funded affordable housing units in the past five years? (Does it have a lesser percentage of 5 years of OHCS competitive funded affordable units than their percentage of “need”?) If so, by how much?
- Is the community underserved when need is compared to Affordable Housing Inventory? (i.e. is the community listed on the geographic priority list?) If the community is underserved, by how much?

There will not be a definitive, prescribed point structure for each element of need, rather a scoring team will use the data sources listed above, as well as qualitative information provided, to evaluate and rank need among applicants in the region.

Potential Need Scoring Guide:

Need Severity Assessment Score:			
Low	0-10	Documented population to be served, but no demonstrated severity	
Moderate	11-20	Documented need issues, but no demonstrated severity in comparison to local or state areas	
Strong	21-30	Some need indicators are identified as higher than the state or local areas, but not all. Area under represented in either the total affordable housing inventory, or the recently funded projects	
Severe	31-40	Need indicators are consistently identified as higher than the rest of the state; higher points for most significant. Area under represented in either total affordable housing inventory, or the recently funded projects	
# Need Indicators	0	% Locally Severe	n/a
# Indicators with Local Severity	0	% Greater State	n/a
# Indicators Greater than State	0		

place marker (x) at all Need Indicators identified for a project, then ALSO place marker if there is either a local severity comparison and/or comparison to the state documented for the measure

Indicators of Need (Add others as Applicable)	Issue Identified	Local Severity Indicator?	State Comparison Severity?
Low-Income Renter Housing Burden			
Extreme Housing Burden			
Old/pre-1950 Housing Stock			
Population Increase			
Poverty Rates / Increase			

Mobile Homes
Housing Condition
Lack of Housing Supply
Excess wait-list
Local Business/Economy Impact
Risk of Loss
Change to Housing Supply
New Low-Income wage earner Industry
Affordable Housing Supply
Recent Funded Projects