

## Need & Impact, Policy Scoring Framework

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, and responsive to the diversity of low-income housing needs around the state.

**Projects that meet the Financial Feasibility, Sponsor Capacity, and Readiness to Proceed thresholds will be competitively scored by regional review committees based on the following elements:**

<b>Need for Project:</b>	<b>25 points</b>
- <b>In the context of the Region, 10 points</b> the city or county as it relates to the funding Region (Central, Eastern, Southern, Valley/North Coast, and Metro Regional Solutions Centers)	
- <b>In the context of the Community, 15, points</b> the relative needs of the populations in the community served (community served is defined by the applicant; could be the project neighborhood, city, or county)	
<b>Impact of Project:</b>	<b>50 points</b>
- <b>Population/Type, 15 points</b>	
- <b>Location &amp; Building, 10 points</b>	
- <b>Comprehensive Community Development, 25 points</b>	
<b>Cost to Impact Assessment:</b>	<b>25 points</b>
- <b>Total Project Cost / Unit as it compares to the Impact of Project, 25 points</b>	

Additional detail of the specific elements that, if applicable, will be evaluated for each proposed project are included in the Scoring Framework and Score Sheets that follow.

### **A proposed framework for the evaluation process is as follows:**

Competitive Need & Impact scores will be developed and assigned by region-specific evaluation committees. These committees will be presented with each project's response to the competitively scored questions, the full project application, and contextual information about the region.

#### **Regional Evaluation Process:**

##### First Step: Project Presentation:

The evaluation committee will convene, and be presented with:

- Each project application
- Regional Housing Profiles (OHCS)
- Regional Poverty Profiles (OHCS & DHS)
- Regional Economic Profiles (OED)

As well as

- Project presentations by sponsors

##### Second Step: Individual Review:

Each committee member will review their region's project applications, in consideration of all information submitted, and complete a project Need & Impact score sheet.

##### Third Step: Group Review Conference:

All members of the evaluation committee will meet together again, to review and discuss regional prioritization, and make final recommendations. Individual score sheets will be summarized in detail and narrative, and returned to the group for review and agreement before finalizing.

#### **Evaluation Committee:**

A committee will be developed, for each Region, and comprised of: Oregon Housing and Community Services leadership, Housing Council members, industry professionals, and regional experts (where possible this will tie to regional solutions center teams). All review team members will need to disclose any ties to project fund requests and no member of a region's review team is eligible to participate if they have ties to a project that has submitted a funding request in the region.

**in context of the Region**

**10**

The state of Oregon has a vested interest in targeting affordable housing equitably and to those areas of each region with the most need. There are two primary elements of examining Need within the context of the region.

First, it is important that each community in the region get their fair share of housing; based on analysis of the numbers of low income and extremely burdened renter households as well as the location of existing affordable housing state and region-wide.

Secondly is an examination of where the needs in an individual community rest in relationship to those in the region as a whole; assessing relative rates of housing burden and elements of change within the community.

<p><b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):</p>
<p><b>Need Distribution vs Recently Funded Affordable Housing / 5 Year CFC funded list</b> (percentage of the OHCS calculated Need Distribution which is based on the number of low income and extreme rent burdened households, as it compares to the percentage of the states or regions recently funded affordable housing. This evaluation element aims to assess the equitable distribution, not the numeric need (this is covered in the Need in context of the Community below))</p>
<p><b>Need Distribution vs Affordable Housing Supply / Entire Affordable Housing Inventory</b> (percentage of the OHCS calculated Need Distribution which is based on the number of low income and extreme rent burdened households, as it compares to the percentage of the affordable housing (any corrections or changes to the existing inventory are welcome). This evaluation element aims to assess the equitable distribution, not the numeric need (this is covered in the Need in context of the Community below))</p>
<p><b>Housing Burden</b> (rent burden and/or extreme rent burden in the county or city as it compares to the rate in the region)</p>
<p><b>Relevant Population growth/demand</b> (rate of growth/decline in the community population (as applicable to the project), low income population, renter households etc as it compares to same in the region)</p>
<p><b>Relevant Job growth / demand</b> (rate of growth/decline in the community employment, low wage jobs, or other economic activity as it compares to the region)</p>
<p><b>Housing Types / Condition / Age</b> (rates of old housing stock, deteriorated housing stock, manufactured housing stock, as it compares to the region)</p>
<p><b>Demand for Affordable Housing</b> (project and voucher wait lists as they compare to other areas in the region; using data on populations that are most relevant to the populations to be served by the proposed project)</p>
<p><b>Other as applicable:</b> <i>If there is a component of a project relevant to Need in the Context of the Region beyond what is in the above list, the project applicant should include it in the application and the review team will consider it in the process of assigning points.</i></p>

The state of Oregon has a vested interest in targeting affordable housing that is most relevant and critical within a community.

In addition to assessing need for project as it relates to the needs throughout the region, it is important to evaluate the need for the project within the community as it relates to needs for different populations and/or other areas within the region.

<p><b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):</p>
<p><b>Need versus Supply of Affordable Housing / Affordable Housing Inventory within Community</b> (The number of affordable housing units that are needed in the community, as it compares to the existing affordable housing supply; using the Need Distribution (which is based on the number of low income and extreme rent burdened households), or another calculation that is applicable to the proposed population, to be served, to identify what the total community affordable housing gap is.</p>
<p><b>Targeted households Need for Housing</b> (what is the nature of the need for housing for the targeted population; how does it compare to other population groups; what is the number and percentage of low income, or other relevant, households that would be eligible for affordable housing in the city or neighborhood, as it compares to other areas or population needs within the community)</p>
<p><b>Relevant Population growth/demand</b> (rate of growth/decline in the communities low income, renter or other applicable population group, as it compares to other populations or areas within the region)</p>
<p><b>Community Housing Condition / Needs</b> (rates of old housing stock, deteriorated housing stock, manufactured housing stock, that represent a need for housing, as it compares to other needs or areas within the region)</p>
<p><b>Demand for Affordable Housing</b> (project and voucher wait lists as they compare to other areas or populations within the regions; using data on populations that are most relevant to the populations to be served by the proposed project)</p>
<p><b>Other as applicable:</b> <i>If there is a component of a project relevant to Need in the Context of the Community beyond what is in the above list, the project applicant should include it in the application and the review team will consider it in the process of assigning points.</i></p>

**Project Name:**

max

**in context of the Region**

**10**

**awarded:**

relevant review elements:	Low	→	Mid	→	High
<b>Equity of the Distribution of Affordable Housing and/or Recently funded Affordable Housing</b> (higher ranking where the community has been underfunded or undersupplied in the context of the region)	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

**in context of the Community**

**15**

**awarded:**

relevant review elements:	Low	→	Mid	→	High
<b>Existing supply of Affordable Housing to serve the target population in the target area (defined by applicant)</b> (higher ranking where the population hasn't been served as greatly as other communities or other populations in the target area)	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

**Project Type and Population Served**

The population served in a project is critical in assessing the impact of the project.

Priority Projects will do one or more of the following: serve lower and/or diverse incomes; create larger units for families with children; create smaller units dedicated to elderly populations; are dedicated to serving difficult to serve special needs populations; have established connections to workforce needs; integrate market or retail services; include deliberate mechanisms to support resident health and stability.

<b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):
<b>Incomes Served</b> (units under 30%/50%/60%; to be evaluated in the context of income limits for Low and High Income counties; 2013 Oregon High Income Counties are Benton, Clackamas, Columbia, Multnomah, Washington & Yamhill)
<b>Affordability Duration</b> (term of affordability)
<b>Supports Resident Health and Stability</b> (incorporates measures to support or improve resident health, and maintain housing stability of population served)
<b>Family Units</b> (30% of project or more with 3+ bedroom sizes)
<b>Special Needs Units</b> (service enriched housing for a difficult to serve special needs population; addresses homelessness or allows age-in-place, etc)
<b>Workforce Units</b> (housing in response to an identified workforce housing need)
<b>Elderly Units</b> (100% of project reserved for senior housing, not to exceed 2 bedroom sized units)
<b>Mixed Income</b> (able to contribute both market and affordable housing supply into the community)
<b>Mixed Use</b> (able to contribute both retail or recreational use opportunities as well as affordable housing supply into the community)
<b>Other as applicable:</b>
<i>If there is a component of a project relevant to Population Served beyond what is in the above list, the project applicant should include it in the application and the review team will consider it in the process of assigning points.</i>

**Location & Building**

**10**

The location and design of a building can affect the impact on both the residents as well as the community. Reviewers should evaluate projects in the context of their potential to incorporate location and design factors; acknowledging that new construction projects have different ability to meet these criteria in comparison to acquisition/rehabilitation projects.

Priority projects will be sited in Areas of Opportunity with one or more of the following characteristics: in close proximity to transit (where applicable); in close proximity to schools for family housing; in close proximity to amenities like a grocery store, hospital, and bank; serve to deconcentrate poverty by being in a higher income neighborhood; are in a HUD difficult to develop area or qualified Census Tract.

Priority projects will incorporate green and energy efficient design; conform to any historic or other design features of the neighborhood and/or include design elements that address needs of the target residents.

<p><b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):</p>
<p><b>Location Accessibility</b> (within proximity to transit, schools, grocery stores, health care; urban versus rural)</p>
<p><b>Deconcentrate Poverty</b> (in a neighborhood/Census Tract previously unserved with affordable housing or having lower poverty rates and higher homeownership rates)</p>
<p><b>HUD Difficult to Develop Area or Qualified Census Tract</b> (HUD published criteria identifying difficult and poverty areas)</p>
<p><b>Complementary and/or Responsive Building Design</b> (incorporates design features that are consistent with the location, including any historic nature of the building or community, consistent with department guidelines and / or incorporates features that are responsive to the needs of the target residents)</p>
<p><b>Green / Energy Efficiency</b> (incorporates a number of green or energy efficiency measures to reduce costs to residents, consistent with department guidelines)</p>
<p><b>Other as applicable:</b></p>
<p><i>If there is a component of a project relevant to Location &amp; Design beyond what is in the above list, the project applicant should include it in the application and the review team will consider it in the process of assigning points.</i></p>

While the opportunities and challenges may vary from Portland to Bend or Pendleton to Ashland, every community strives to be a place where people choose to live, work, and play. Comprehensive development means that a community's potential lies in the identification and creation of a shared vision, planned by local leadership, and carried out by an array of partners. When successful, it yields results beyond what can be achieved by individual organizations or disparate programs because of the unique synergy they generate. A thriving community is a community with job opportunities, strong schools, safe neighborhoods, a full range of housing choices, and a vibrant culture. Comprehensive development marshals resources and deploys coordinated strategies in a concentrated area to create opportunities for others in the community to take prudent risks and reap the rewards. The demolition of blighted structures, the rehabilitation of long-vacant housing and the creation of new community amenities and retail opportunities serve as a tipping point for future development through market forces.

<p><b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):</p>
<p><b>Identified as a community catalyst</b> (indicated as a key component to neighborhood revitalization efforts that includes non-housing elements like economic or workforce development, public transportation or community health and safety measures)</p>
<p><b>Responsive to an Urgent Community Need</b> (responds to an active and ongoing community need identified on a local or regional level; documentation of issue and its severity is required)</p>
<p><b>Responsive to the State 10 Year Plan</b> (includes deliberate elements that respond to statewide guidance for progress as outlined in the state 10 year plan)</p>
<p><b>Furthers Equity / Social Justice</b> (purposeful efforts in project design, market, or location that works to address inequities)</p>
<p><b>Responsive to an Identified Policy Issue</b> (responds to an identified and active policy issue within the community or state; documentation of the policy and its intent is required)</p>
<p><b>Multiple Agency partnerships</b> (includes multiple state, or other, agencies involvement in the design and/or financing of the project; documentation of the type of involvement is required)</p>
<p><b>Local Partnerships</b> (includes multiple local or regional organizations involvement in the design, outreach, and/or financing of the project; documentation of the type of involvement is required)</p>
<p><b>Future Public Cost reduction</b> (includes calculated elements to increase resident stability and reduce future public costs: including preventing recidivism, hospital use, and emergency housing)</p>
<p><b>Leverage</b> (in context of the ability to leverage from project jurisdictions, assess whether and to what extent the proposed project leverages existing resources to further the investment of the department)</p>
<p><b>Federal Rent Subsidy</b> (specific to projects that are preserving, or creating new, federal subsidy; assess the financial impact of the gain or loss of federal dollars to support affordability for low-income households to the state of Oregon).</p>
<p><b>Innovation to Overcome Obstacles or Solve Community Issue</b> (innovative solutions to address community issue and overcome obstacles of project feasibility, from NIMBY to land conditions)</p>
<p><b>Promotes neighborhood stabilization</b> (is designed to improve a blighted community, due to foreclosures, abandonment, or deteriorated conditions)</p>
<p><b>Other as applicable:</b></p>
<p><i>If there is a component of a project relevant to Comprehensive Community Development beyond what is in the above list, the project applicant should include it in the application and the review team will consider it in the process of assigning points.</i></p>

**Project Name:**

max

**Project Type and Population Served**

**15**

**awarded:**

relevant review elements:	Low	→	Mid	→	High
<b>Incomes Served</b> (in the context of the area income limit)	<input type="checkbox"/>				
<b>Affordability Duration</b> (term of affordability)	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

**Location & Building**

**10**

**awarded:**

relevant review elements:	Low	→	Mid	→	High
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

Project Name:

max

**Comprehensive Community Development**

**25**

**awarded:**

<b>relevant review elements:</b>	<b>Low</b>	<b>→</b>	<b>Mid</b>	<b>→</b>	<b>High</b>
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

In order to identify the best use of public funds, a key component is assessing the cost of individual projects as they relate to the estimated impact to communities and low-income Oregonians. While there is a critical interest in containing costs of development, it is also widely understood that there are often increased costs associated with implementing thorough and innovative solutions that address community or population issues. As such, fund decisions and judgment of costs can not be based solely on the dollar investment of a project. This measure aims to identify how the Total Per Unit Cost of a proposed project relates to the Total Identified Impact of the project.

Priority projects will have costs commensurate with the Impact of a project.

<b>examples</b> (unless shaded, only those aspects relevant to the specific project/community should be included in scoring):
<b>Cost per Unit - Cost Category</b> (the total project cost per unit, including acquisition, development, and construction costs. Each project will be classified as Highest/High/Mid/Low/Lowest, according to the specified ranges)
<b>Impact Score</b> (based on the project score for the Impact of Project; a maximum of 50 points)

**\*\*DRAFT figures based on the distribution of the 9% LIHTC projects in urban versus rural that have certificates of occupancy during the previous 5 fiscal years\*\*\***

**Cost per Unit Categories:**

**Urban LIHTC**

(within Clackamas, Multnomah, or Washington Counties or in the cities of Salem, Keizer, Corvallis, Eugene, Springfield, Medford, Ashland or Bend)

<b>Cost Category</b>	<b>Cost per Unit</b>
Lowest	\$145,000 or less
Low	\$145,001 - \$175,000
Mid	\$175,001 - \$205,000
High	\$205,001-235,000
Highest	\$235,001 or more

**Rural LIHTC**

(balance of state not considered Urban)

<b>Cost Category</b>	<b>Cost per Unit</b>
Lowest	\$125,000 or less
Low	\$125,001 - \$155,000
Mid	\$155,001 - \$185,000
High	\$185,001-215,000
Highest	\$215,001 or more

Project Name:

**awarded:**  

established review elements	\$/#	Category
Cost per Unit		
Impact Score		

Scoring Guidance: Enter values into the matrix below and identify which point category the project is eligible. Assign points within the specified allowable range.

- 0-5 points
- 6-10 points
- 11-15 points
- 16-20 points
- 21-25 points

		Total Cost / Unit				
		Highest Cost	High Cost	Mid Cost	Low Cost	Lowest Cost
Impact Score	1-10					
	11-20					
	21-30					
	31-40					
	41-50					