

2020 HOME/AHTF Homebuyer Application Scoring

Agency: _____

Submitted By: _____

Scored By: _____

- First Time Applicant
- Returning Applicant
- New Construction
- Acquisition/Rehabilitation/Resale
- Demo/Rebuild-Like Housing

Preliminary Score: _____

Final Score _____

Is this project recommended for funding? Yes No

Project Request Amt \$ _____

Awarded Project Amt \$ _____

Has application fee been paid? Yes No

Scoring Summary

	<u>Max. Possible Points:</u>	<u>Points Awarded:</u>
Capacity Scorecard	(Point Deduction)	_____
Fair Housing	(Point Deduction)	_____
Threshold Requirements	(Point Deduction)	_____
Program Design	57	_____
Financial Design	58	_____
Ready to Proceed	40	_____
KHC Analysis	(Point Deduction)	_____
Total	155	_____

Comments: _____

FINAL SCORE: _____/155= _____%

2020 HOME/AHTF Homebuyer Application Checklist

Applicants must have the following attachments:

- Summary of Sources and Uses
- HOME Certifications and Assurances
- AHTF Certifications and Assurances
- IRS 501 (c)(3) Determination Letter
- Kentucky State Clearinghouse Documents
- Additional Funding Sources Commitment Letters/ Supporting Documents
- Resume of ONE staff person working with program
- Current, executed KHC Inspections Memorandum of Agreement template.

In addition to the documents listed above, CHDOs must submit at completed CHDO Application with all applicable supporting documentation.

- Complete CHDO Application packet with all applicable supporting documentation

FINAL SCORE: _____/155= _____%

SECTION ONE: CAPACITY SCORECARD

1. KHC Capacity Scorecard (deductions up to -10 pts. max) **Total Point Deduction** _____
2. Fair Housing: Applicant described each impediment of fair housing that was selected (deductions up to -5 pts. max) **Total Point Deduction** _____

SECTION TWO: THRESHOLD REQUIREMENTS

1. Did the applicant meet all KHC Threshold Requirements?
 Yes
 No
 2. If no, did the applicant provide sufficient explanation to be allowed to proceed with application?
 Yes (-15 pts.) Application can proceed with Threshold Requirements failure deduction
 No Application is rejected
- Total Point Deduction** _____

SECTION THREE: PROGRAM DESIGN- 57 Max. Points

(PD Question 1) Applicant described organizations experience with homebuyer projects (including rate of success with project completion and unit completion totals.) (10 pts. max)

- 10 pts. Applicant has over 5 years demonstrated success administering a homebuyer program
- 7 pts. Applicant has 3 to 5 years demonstrated success administering a homebuyer program
- 3 pts. Applicant has 1 to 3 years demonstrated success administering a homebuyer program
- 0 pts. Applicant has less than 1 year demonstrated success administering a homebuyer program

(PD Question 2) Annual average homebuyer unit production within the past five years (5 pts. max)

- 5 pts. 5-10+ average units
- 3 pts. 3-5 average units
- 1 pt. 0-3 average units

(PD Question 3-3a) Applicant described why they are targeting the specific population(s) that they have selected and how this population will be made aware of the program.

_____ pts. (5 pts. max)

(PD Question 4) Applicant described project, including information about the targeted geography and surrounding neighborhood, characteristics, and other relevant program information (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant's description lacked sufficient detail

(PD Question 5) Number of units proposed with application (4 pts. max)

- 4 pts. 10 or more units
- 3 pts. 7-9 units
- 2 pts. 3-6 units
- 1 pt. Less than 3 units

(PD Question 9) Percentage of units in a rural area(s) as designated by USDA Rural Development? (**Not Scored-for informational purposes only**)

(PD Question 10) Applicant requests both HOME and AHTF funding (3 pts. max)

- 3 pts. Yes
- 0 pts. No

(PD Question 11) Applicant described other partners who will be assisting with this project, and their relationship with the agency, including name of partnering agency, contact person, and how they will assist. (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant description lacked sufficient detail

(PD Question 12) Applicant identified additional funding streams for their homebuyer program (5 pts. max)

- 5 pts. Applicant identified additional funding streams
- 0 pts. No additional funding streams identified

(PD Question 13) Applicant has documented commitment of additional funds from funding sources for their homebuyer program (5 pts. max)

- 5 pts. 10% or more in additional funds
- 3 pts. 5% - 9.9% in additional funds
- 1 pt. 1% - 4.9% in additional funds
- 0 pts. Less than 1% OR no committed additional funding identified

(PD Question 19) Applicant described and explains in detail the counseling process for homebuyers including: what the counseling program instructs on (i.e., foreclosure prevention, credit, warranties, bankruptcy, maintenance responsibility and other important aspects); whether counseling is provided in-house or via a third-party administrator; number of hours required, if applicable; number of sessions required, if applicable; whether one-on-one or group counseling is provided, or a combination of both; If the program is HUD-certified or not, and any other applicable information (5 pts. max)

- 5 pts. Applicant described and explained
- 3 pts. Applicant somewhat described and explained
- 1 pt. Applicant did not describe or explain
- 10 pts. Applicant does not have a counseling program

(PD Question 20) Applicant described pre-construction conference process, including participants and topics discussed (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant's description lacked sufficient detail

SECTION FOUR: FINANCIAL DESIGN- 58 Max. Points

(Summary of Sources and Uses attachment) Applicant's Summary of Sources and Uses appears to be correct (30 pts. max)

- 30 pts. Summary of Sources and Uses appeared correct; appears to be sufficient funds budgeted to undertake the project
- 15 pts. Summary of Sources and Uses contained minor errors or discrepancies; appears to be sufficient funds budgeted to undertake the project
- 0 pts. Summary of Sources and Uses contained significant errors or discrepancies OR reveals there may not be sufficient funds to undertake the project.

(FD Question 2-2a-2b) Applicant uses KHC's imposed cap of \$40,000 on homebuyer direct assistance OR explained why there is a cap less than KHC's cap of \$40,000 (5 pts. max)

- 5 pts. Applicant does not have a cap less than KHC OR gave adequate explanation of why a cap less than the KHC imposed amount is implemented by the agency
- 3 pts. Somewhat explained reason(s) for having a cap less than KHC's imposed amount of \$40,000 in homebuyer direct assistance
- 0 pts. Applicant did not describe or explain

(FD Question 3) Applicant describes procedures in place to ensure affordability if a unit needs more assistance than the maximum amount available (either KHC imposed or agency imposed) and has documented sources available. (5 pts. max)

- 5 pts. Applicant described procedures and has documented resources available
- 3 pts. Applicant somewhat described procedures
- 0 pts. Applicant does not have procedures in place OR description lacked sufficient detail

(FD Question 4) Applicant proposes to serve a diversity of household income ranges (3 pts. max)

- 3 pts. Yes
- 0 pts. No

(FD Question 5) Applicant describes their policy regarding need for subsidy/assistance, how credit worthiness is determined (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant did not describe OR description lacked sufficient detail

(FD Question 6) Applicant describes their policy regarding bankruptcies (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant did not describe OR description lacked sufficient detail

(FD Question 7) Applicant describes how they are able to initiate the construction of the first unit and included plans for sustaining operations while waiting for reimbursement (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 0 pts. Applicant did not describe OR description lacked sufficient detail

SECTION FIVE: READY TO PROCEED- 40 Max. Points

(RTP Question 1) Applicant describes site control status for the project, including control of land for development, purchased lots and/or units acquired for rehab. (5 pts. max)

- 5 pts. Applicant has current site control for all of the units proposed
- 3 pts. Applicant has current site control for some of the units proposed
- 1 pt. Applicant does not have site control for any of the units proposed, but has identified target sites
- 0 pts. Applicant does not have site control for any of the units proposed and has not yet identified target sites

(RTP Question 2-2a) Applicant has an existing waiting list and describes the make-up of the list, including household income-eligibility based on third-party verifications and credit-worthiness based on applicant's policies. (5 pts. max)

- 5 pts. Applicant has an existing waiting list and described the make-up of the list
- 3 pts. Applicant has an existing waiting list and somewhat described the make-up of the list
- 0 pts. Applicant does not have an existing waiting list OR did not sufficiently describe the make-up of the list

(RTP Question 2a) Applicant's existing waiting list has participants that have been income verified and deemed credit-worthy (5 pts. max)

- 5 pts. Persons on waiting list who are income verified and deemed credit-worthy equal the same as proposed number of units
- 3 pts. Persons on waiting list who are income verified and deemed credit-worthy is less than the proposed number of units
- 0 pts. No people on the waiting list who have been income verified and deemed credit worthy

(RTP Question 2b) If applicant does not have an existing waiting list, applicant explains when a waiting list will be started and how the applicant will find participants to add to the list. (3 pts. max)

- 3 pts. Applicant has an existing waiting list OR described how they would implement a waiting list
- 0 pts. Applicant did not adequately describe

(RTP Question 3) Application describes marketing/outreach plan for the HOME/AHTF Single Family Homebuyer Production Program, including target audiences, strategies, and how eligible candidates will be identified. (5 pts. max)

- 5 pts. Applicant described
- 3 pts. Applicant somewhat described
- 3 pts. Applicant did not describe OR lacked sufficient detail

(RTP Question 4) Applicant has KHC-approved plans and specifications. (3 pts. max)

- 3 pts. Yes
- 0 pts. No

(RTP Question 4a) Applicant has submitted plans and specifications to KHC which will be utilized for this project. Plans and specifications are included in the attachment section (2 pts. max)

- 2 pts. Yes, OR has KHC approved plans
- 0 pts. No

(RTP Question 5-6) Applicant identified the primary person responsible for the day-to-day administration of the project and explained their responsibilities and experience administering this type of activity. (12 pts. max)

- 5 pts. Person identified and described with resume submitted
- 3 pts. Person identified and somewhat described with resume submitted
- 3 pts. Person not identified or described and/or resume not submitted.

- 5 pts. Person has more than 2 years of experience administering a homebuyer development program
- 3 pts. Person has 1-2 years of experience administering a homebuyer development program
- 1 pt. Person has less than 1 year of experience administering a homebuyer development program
- 0 pts. Person has no experience administering a homebuyer development program

- 2 pts. Person has experience administering KHC HOME and/or AHTF projects
- 0 pts. Person has no experience administering KHC HOME and/or AHTF projects

(RTP Question 7) Has the applicant had staff turnover in the past 24 months in their housing programs or administrative/executive staff? (**deductions** up to -5 pts. max)

- Yes Determine point deduction based on answer to question 7a
- No No point deduction

(RTP Question 7a) If yes to question 7, did the applicant describe in detail what position(s) were affected, list name(s) of replacement(s), and describe their past housing experience? (**deductions** up to -5 pts. max)

- ____pts. If applicant sufficiently described, deduct up to -5 pts. based on assessment of organizational capacity
- 5 pts. Applicant did not describe OR description lacked sufficient detail

(RTP Question 8) Applicant described any non-compliance issues with any KHC funding source within the past 5 years. (**deductions** up to -5 pts. max)

- 0 pts. Applicant has not had any homebuyer compliance issues within the past 5 years
- ____pts. Applicant sufficiently explained, deduct up to -5 pts. based on assessment of description
- 5 pts. Applicant did not describe OR description lacked sufficient detail

(RTP Question 9) Has applicant requested time extensions on KHC projects? (**deductions** up to -5 pts. max)

- Yes Determine point deduction based on answer to question 9a
- No No point deduction

(RTP Question 9a) If yes to question 9, did the applicant describe justification for the extension. (**deductions** up to -5 pts. max)

- ____pts. If applicant sufficiently described, deduct up to -5 pts. based on assessment of justification

KHC ANALYSIS

KHC's evaluation of past agency performance, capacity, and monitoring results. (**deduction** up to -10 pts.)

Comments:

Total Point Deduction _____