

Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals

Value Statement	Total Points	Evaluation Criteria and/or Scoring Breakdown (points)	Plan El Paso Reference (These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)
1. The project is situated in a high-opportunity area, as identified by the GIS-based Affordable Housing Opportunity Index and Mapping Tool	35	<p>Geographic Index points are granted based on the proposed project's proximity to the following:</p> <p>a) Healthcare - located within 1/4 mile of a health-related facility, such as a full service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts)</p> <p>b) Education - located within 1/4 mile to a traditional public school, public charter school, public magnet school, early education learning center. (5 pts)</p> <p>c) Food - located within 1/4 mile of a full-service grocery store. A full service grocery store is a store of sufficient size and volume to provide for the needs of the surrounding neighborhood and offering a wide variety of fresh, frozen, canned, and prepared foods, including but not limited to a variety of fresh meats, poultry, and seafood; a wide selection of fresh produce including a selection of different fruits and vegetables; a selection of baked goods, paper goods, and toiletry items. (5 pts)</p> <p>d) Public Transportation - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts)</p> <p>e) Workforce Development – located within a ¼ mile of an agency/center that offers public services to help people find jobs, gain new skills, and navigate the workforce. These agencies offer a range of services, including training, employment support, career counseling, and assistance for employers seeking to hire (5 pts)</p> <p>f) Community Services – located within ¼ mile of community services that aim to enhance well-being, engagement, and quality of life, to include public parks, community centers, and senior centers (5 pts)</p> <p>g) Community Census Area - located within a Census Tract that contains 4 out of the 6 service category services (5 pts)</p>	<p>Goal 2.1 - Smart Location Principles</p> <p>Goal 5.14 - Schools</p> <p>Goal 7.12 - Educational Opportunities</p> <p>Goal 9.3 - Access to Healthcare (Policy 9.3.1)</p> <p>Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3)</p> <p>Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy</p> <p>Goal 10.16: Reduce “Food Miles” or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport</p> <p>Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3)</p>
2. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region	35	<p>a) Proposal with the greatest number of units (15 pts) Other proposals receive points based on the following equation: $15 \times (\text{units proposed} \div \text{greatest units proposed})$</p> <p>b) Proposal with the most units for households at or below 30% AMI (8 pts) Other proposals receive points based on the following equation: $8 \times (30\% \text{ AMI units proposed} \div \text{greatest } 30\% \text{ AMI units proposed})$.</p> <p>c) Proposal with the most units for households between 31% and 60% AMI (7 pts) Other proposals receive points based on the following equation: $7 \times (31\%-60\% \text{ AMI units proposed} \div \text{greatest } 31\%-60\% \text{ AMI units proposed})$.</p> <p>d) Proposal with the greatest number of units produced per amount of tax credit (5pts)</p>	<p>Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)</p>

3. Promotes inclusive and accessible developments by providing residents access to community services	15	a) Development integrates with the neighborhood and commercial/public services, promoting accessibility without barriers (5 pts) b) Development has gathering areas/community spaces (5 pts) c) Development has mixed-income units to include 80% AMI and/or market rate (5 pts)	Goal 2.1 - Smart Location Principles Goal 2.2 - Neighborhood Patterns Goal 4.2 - Complete Streets (Policy 4.2.8) Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8) Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)
4. Evaluation of project budget and financial readiness to ensure development feasibility	15	a) a complete and detailed development budget, including sources and uses, that reflects financial feasibility (4 pts) b) secured or committed sources of funding (e.g., letters of commitment, award letters) for at least 50% of total development costs (4 pts) c) evidence of successful financial closings for similar projects within the past 5 years (4 pts) d) financial reserves or capacity to address cost overruns or delays (3 pts)	N/A
5. Proposed development reflects the City's commitment to leveraging public assets	10	Applications proposing to develop affordable housing on City-owned land may be awarded additional points. To qualify, proposals must demonstrate alignment with City priorities, site readiness including zoning compliance, and a sustainable development plan that advances community goals (Up to 10 bonus points)	N/A
6. Local Presence and Long-Term Accountability in El Paso	5	One point is awarded for meeting each of the following criteria (Up to 5 points): a) Applicants that have past experience involved in a development team constructing, operating, and/or providing affordable housing for residents who fit the demographic providing affordable housing for residents who fit the demographic profile to be served in El Paso (1 point) b) At least 5 employees whose place of residence is in El Paso, TX for at least the last 2 years (1 point) c) 5 or more years' experience as part of a development team financing, building, operating, or managing affordable housing in El Paso (1 point) d) Commitment to extend affordability beyond 30 years by at least 10 years (1 point) e) Applicants who agree to work with businesses and contractors based in the City of El Paso's city limits or ETJ (1 point)	N/A

TOTAL POSSIBLE POINTS 115