

<b>AFFORDABLE HOUSING APPLICATION SCORING RUBRIC, 2025</b>		
<b>A: UNDERSTANDING SCOPE OF WORK</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Application is complete. <ul style="list-style-type: none"> <li>Proposed project description is clear and scope of work is complete.</li> </ul>	0	5
Timeline (schedule) identifies key milestones. <ul style="list-style-type: none"> <li>Key milestones identified and reasonable.</li> </ul>	0	5
Community and jurisdiction support. <ul style="list-style-type: none"> <li>Letters of support attached with application. Clear indications of support from the local jurisdiction are attached, including appropriate and legal use of property.</li> </ul>	0	5
Project will produce timely benefit. <ul style="list-style-type: none"> <li>Schedule is reasonable. Project complete within 12-18 months after agreement execution.</li> </ul>	0	5
<b>A: Section Total</b>	<b>0</b>	<b>20</b>
<b>B: APPLICANT'S DEMONSTRATED EXPERTISE AND UNDERSTANDING</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Demonstrated experience in producing proposed project. <ul style="list-style-type: none"> <li>List of past and current projects, including number of units, type of beneficiaries, scope, length of deed-restrictions, etc., is comparable to proposed project.</li> </ul>	0	5
Demonstrated understanding of regulatory considerations as they relate to the project. <ul style="list-style-type: none"> <li>Eligible use of funds identified, proposed beneficiaries eligible to receive benefit, SAM provided, Section 3, NEPA timing, recordkeeping, financial auditing, etc.</li> </ul>	0	5
Organizational capacity to implement project. <ul style="list-style-type: none"> <li>List of current and future projects.</li> </ul>	0	5
Past performance. <ul style="list-style-type: none"> <li>All applicants start with 5 points. Points will be deducted if a project applicant has negative findings on past awards with the County or with other state or federal agencies. For applicants without previous experience with the County, demonstration of successful state/ federal funding contracts including references will be required. The number of points deducted will be based upon the number and severity of negative findings, at the County's discretion.</li> </ul>	0	5
<b>B: Section Total</b>	<b>0</b>	<b>20</b>
<b>C: SITE &amp; NEIGHBORHOOD STANDARDS</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Extent project is located in proximity to transit, employment, and/or services. Possible points may be awarded for combinations or other options. <ul style="list-style-type: none"> <li>0 to 5 points for public transportation, bus stops, employment, public parks or community center, public library, public schools,</li> </ul>	0	5

grocery store/supermarket, neighborhood market, farmer's market, medical clinic or hospital, pharmacy.		
C: Section Total	0	5
<b>D: COST EFFECTIVENESS</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Budgeted costs appear reasonable and appropriate. <ul style="list-style-type: none"> <li>Points will be awarded based on cost per unit alignment with regional standards and with a comparison to other proposed projects' cost per unit.</li> </ul>	0	5
Budgeted costs are consistent with the activities to be undertaken. <ul style="list-style-type: none"> <li>Pro forma shows adequate operating income and cash flow to support proposed project for period of affordability.</li> </ul>	0	5
D: Section Total	0	10
<b>E: NUMBER OF NEW UNITS</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Total number of new deed-restricted affordable units proposed. <ul style="list-style-type: none"> <li>Points will be awarded on a sliding scale based on the total number of deed-restricted units at each project compared to the average number of deed-restricted units from previous County developments over the last 28 years. Projects meeting or exceeding the average number of units will receive full points. Projects proposing fewer than the average will receive a percentage of points based upon their proposed number of deed-restricted units divided by the average number of previous County development's deed-restricted units.</li> <li>Thirty-five (35) previous development projects provided an average of 8 deed-restricted units per project.</li> </ul>	0	5
Proposed HOME-assisted units. If no HOME assisted units proposed, use next question for scoring. <ul style="list-style-type: none"> <li>HOME: 5 points for up to 11 HOME-assisted units; 4 points for up to 9; 3 points for up to 7; 2 points for up to 5; 1 point for up to 3.</li> </ul> If no proposed HOME assisted units: <ul style="list-style-type: none"> <li>Requesting only CDBG funds, 5 points will be awarded if at least 51% of the units are designated as low/moderate-income units.</li> <li>Requesting only PLHA funds, 1 point for up to 2 units, 2 points for 3-5 units, 3 points for 6-8 units, 4 points for 9-11 units, 5 points for greater than 11 units.</li> <li>Requesting only T29 funds, 1 point for up to 2 units, 2 points for 3-5 units, 3 points for 6-8 units, 4 points for 9-11 units, 5 points for greater than 11 units.</li> </ul>	0	5
E: Section Total	0	10
<b>F: VULNERABLE POPULATIONS TARGETING</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
Extent to which project provides housing for vulnerable populations (persons experiencing homelessness, chronically homeless, veterans,	0	5

<p>seniors, unaccompanied youth under 25 years of age, persons fleeing or attempting to flee domestic violence).</p> <p>This category scores projects on the extent to which units are restricted, either by the County under this application or by other funding, for vulnerable populations.</p> <ul style="list-style-type: none"> <li>• 0 points for 0% targeted units</li> <li>• 1 point for up to 5% of units</li> <li>• 2 points for up to 10% of units</li> <li>• 3 points for up to 25% of units</li> <li>• 4 points for up to 40% of units</li> <li>• 5 points for up to 51% or more of units</li> </ul>		
<b>F: Section Total</b>	<b>0</b>	<b>5</b>
<b>G: FUNDING READINESS</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
<p>Percentage of other financing committed at application.</p> <ul style="list-style-type: none"> <li>• This category helps prioritize projects that are most ready to move forward. HOME funds have very stringent milestones related to timing so it is important that we fund projects that are ready to move forward. Points will be awarded based upon the following calculation and a comparison to other proposed projects.</li> <li>• Amount of Committed Funding divided by the Total Estimated Project Budget.</li> </ul>	0	15
<b>G: Section Total</b>	<b>0</b>	<b>15</b>
<b>H: PERMITTING READINESS</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
<p>This category prioritizes projects that are ready to move forward. Review of land use entitlements/permits, CEQA/NEPA, architectural plan completion, status of construction permits, etc.</p> <ul style="list-style-type: none"> <li>• 3 points for General Plan consistency; zoning compliance; and/or land use entitlement or permit, as applicable</li> <li>• 3 points for Phase 1 Environmental Site Assessment (if applicable, Lead-Based Paint/ Asbestos Materials Survey)</li> <li>• 2 points for Architectural/ Construction Plans</li> <li>• 2 Points for Permit Ready</li> </ul>	0	10
<b>H: Section Total</b>	<b>0</b>	<b>10</b>
<b>I: HOMELESSNESS AND HOUSING</b>	<b>POINTS AWARDED</b>	<b>AVAILABLE POINTS</b>
<p>Alignment with one or more lines of effort in the "San Luis Obispo Countywide Plan to Address Homelessness."</p> <ul style="list-style-type: none"> <li>• Proposed projects that align with one or more lines of effort will receive 5 points.</li> </ul>	0	5
<b>I: Section Total</b>	<b>0</b>	<b>5</b>
<b>TOTAL SCORE</b>	<b>0</b>	<b>100</b>