

SUPPORTIVE HOUSING CYCLE

Maximum Score = 65

SLIDING SCALE

Sponsor Scoring Agency Scoring

SUPPORTIVE HOUSING					
Social Services Plan					
# of Additional Services (at no cost)	1 - 3	(_____ additional services x 1)			
Appropriateness of services	1				
Social Service Provider's Years of Experience (3 or more years)	1				
Outcome measures & methodology or NJ HMIS Collaborative	1				
Special needs accommodations (bi-lingual needs, cultural competency, etc.)	1				
Individualized service plan and/or choice of services by tenants	1				
At least three community partnerships	1				
Permanent Supportive Housing	2				
Project Based Rental Assistance (gov't source) for at least 50% of project	2				
Qualified Non Profit Sponsor	2				

LOW INCOME					
Increase in Compliance Period (non-QCT)	15				
OR	OR				
Qualified Census Tract	15				
OR	OR				
Conversion to Tenant Ownership (SF/Duplex only)	10				
Public Housing Waiting Lists	1				

COUNTY & MUNICIPAL SUPPORT					
Tax Abatement	5				
or	or				
2 Yr Tax Escrow + County/Municipal Support > 5% of Total Project Cost	4				
or	or				
2 Yr Tax Escrow + County/Municipal Support = 5% of Total Project Cost	3				
or	or				
2 Yr Tax Escrow + County/Municipal Support >1% & <5% of Total Project Cost	2				

GOALS					
Certified MBE/WBE Utilization	4				
Smart Growth Area	5				
PLUS COAH/Court/Transit Village (not in QCT)	5				
OR	OR				
PLUS QCT w/CRP	2				
Unit Amenities	3	_____ unit amenities x 1			
Project Amenities	2	_____ project amenities x 1			
Community Policing/Public Safety Enhancements	1				
Site Selection/School Renaissance	2				
NJ Affordable Green OR solar photovoltaic system	1				
Historic Building/Certified "Brownfields" Project/Adaptive Reuse	2				
PLUS Historic Tax Credits	1				

READINESS TO PROCEED					
Syndicator/Investor Commitment	1				

DEVELOPER					
Certified Property Manager	2				
Involvement in Foreclosure within past 7 Years	-3				
Utilization of Cure Period	0 - -2	_____ cures x -1			

COMPLIANCE					
Uncorrected Noncompliance - Code/Health Violation, Failed System	-10				
Uncorrected Noncompliance - State QAP Violation	-5				
Full Credit Return within past 2 Years	-3				
Failure to Pay Monitoring Fees	-10				
Failure to Submit Annual Project Certifications	-10				

TOTAL SCORE*

0	
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Scores should not include decimals.
Use normal rounding (.1 to .4 round down and .5 to .9 round up)

* Total Score must be at least 42