

2021 AHTF SCORING WORKSHEET*

Project: _____
 Developer: _____
 PC: _____
 Address _____
 ACP 50 Yes or No _____
 Proposed Financing Structure (Bonds, 4%, 9% etc.) _____
 Target Closing Date _____
 AHTF Amount Requested _____
 AHTF Amount Maximum Allowed _____
 Site Control - Yes or No (IF No, then application is disqualified) _____
 Ward _____

2021 AHTF APPLICATION SCORING SUMMARY

	Selection Criteria	Total Possible	Applicant's Proposed Scoring	CPED Scoring	Scoring Explanation with Application Section References
A.	Secured Funding %	10	0	0	
B.	Capacity of Property Manager and Quality of Property Management Plan	5	0	0	
C.	Capacity of Owner and Developer's Comparable Project Experience	5	0	0	
D.	City Owned Land or City Issued Request for Proposal	15	0	0	
E.	Economic Integration	5	0	0	
F.	Ratio of Soft Costs to Total Project Costs	6	0	0	
G.	Large Family Housing	20	0	0	
H.	Provision of Resident Support Services	10	0	0	
I.	Projects Utilizing Average Income Test (30%)	15	0	0	
J.	Project Based Rental Assistance	15	0	0	
K.	Housing for Homeless	10	0	0	
L.	Senior Housing	10	0	0	
M.	Neighborhood Support	1	0	0	
N.	Community Housing Development Org	5	0	0	
O.	Preservation, Rehabilitation, Stabilization	10	0	0	
P.	New Construction or Positive Conversion outside	10	0	0	
Q.	Sustainable Building Policy	10	0	0	
R.	Alignment with Minneapolis 2040	Scored by Planning			Please transfer all planning points and comments into each category
	Efficient Site Utilization	8	0	0	
	Transit Access	10	0	0	
	Parking	10	0	0	
	Parks and Open Space	10	0	0	
	Cultural Districts	5	0	0	
	Plazas	5	0	0	
	Through-Block Connections	2	0	0	
S.	Equitable Development	5	0	0	
Threshold Subtotal (82 pt. minimum)		217	0	0	

AHTF CPED UNDERWRITING (RFP Attachment 9)

Criteria No.	Criteria	AHTF Standard	Applicant's In Compliance?	CPED: In Compliance?	All boxes must be checked to qualify Additional explanation or information
1	Debt Coverage Ratio (20 YR Proforma tab)	DCR 1.15 yr 1 DCR 1.00 yrs 2-20 ECR 1.05 yrs 1-10 ECR 1.02 yrs 11-20			
2	Developer fee (Developer Fee tab)				
3	Income Trend Factor, Expense trend factor over 20 yr. cash flow (20 YR Proforma tab)	Expense Inflater should be 1% higher than revenue inflater			
4	Maximum Rents	See Attachment 1			
5	Management and Operating Expenses: Includes 5. A-E and 3 years comparable audits	Property Mgt: Up to \$60 per unit/mo, min. \$5,000 annually			
6	Replacement Reserves	\$300/unit/yr seniors \$450/unit/yr			
7	Operating Reserves - remaining reserves must stay with the project for POA	6 mo of management and operating expenses & debt service			
8	Vacancy (HTC1 Summary pg)	5-7% Residential 20% Commercial			
9	Sources and Uses Analysis				
10	Market Assessment (supportive of development structure including income averaging)				
11	Subsidy Layering Review/gap analysis		0	0	

*Note: The AHTF Program RFP trumps and supercedes the data in this attachment in the event that any data is inconsistent between the two documents