

BARNES HOUSING TRUST FUND
ROUND 16 REQUEST FOR FUNDING APPLICATIONS
SCORING MATRIX
RENTAL & HOUSING CO-OPERATIVE PROJECTS

THRESHOLD CRITERIA		
Application Deadline	The application was submitted by the deadline.	YES/NO
Nonprofit Documentation	<p>Applicant is a Nonprofit</p> <p>501(c)(3) designation by the IRS</p> <p>Copy of Charter and By-laws</p> <p>Active status with the Tennessee Secretary of State</p> <p>Registration with the Tennessee Secretary of State Office of Charitable Solicitations indicating the organization is currently registered to solicit public funds in the Tennessee as of the date of the application (new requirement)</p> <p>Nonprofit Grants Manual Acknowledge Form signed by the Board Chair (new requirement)</p> <p>Applicant Certification Statement signed by the applicant's authorized representative</p> <p>Annual audit conducted by an independent CPA in accordance with generally accepted auditing standards for the most recently completed fiscal year or issued within the preceding 12 months of the application deadline</p>	YES/NO
Applicant Certifications	<p>There are no outstanding legal claims, Fair Housing complaints, or claims related to wage payments or OSHA violations against the Applicant.</p> <p>There are no outstanding legal claims, Fair Housing complaints, or claims related to wage payments or OSHA violations against any member of the Development / Project Team.</p>	YES/NO

Developer Fee	The Developer Fee does not exceed 20% of the funding request.	YES/NO
Site Control	The applicant has demonstrated site control in one of the following ways: <input type="checkbox"/> Deed <input type="checkbox"/> Minimum 30-year ground lease (or for the term of the affordability period if longer than 30-years is proposed) <input type="checkbox"/> Option Agreement/Signed Sales Contract	YES/NO
HOUSING SECURITY		56 POINTS
Income Targets (Maximum 8 points)	At least 5% of Barnes Fund homes affordable to ≤30% AMI	2 points
	OR At least 10% of Barnes Fund homes affordable to ≤30% AMI	4 points
	OR At least 15% of Barnes Fund homes affordable to ≤30% AMI	6 points
	OR At least 20% of Barnes Fund homes affordable to ≤30% AMI	8 points
Affordability Term (Maximum 10 points)	Up to 40 Years	2 points
	OR Up to 50 Years	4 points
	OR Up to 60 Years	6 points
	OR Up to 70 Years	8 points
	OR 80+ Years	10 points

Special Populations (Maximum 6 points) Project serves one of the following populations: -Older adults -Single-parent households -Persons with disabilities -Large families (3+ bedrooms) -Youth exiting Foster Care -Justice Impacted Persons -Persons in recovery	At least 10% of Barnes Fund homes serve one of the listed Special Populations	2 points
	OR At least 15% of Barnes Fund homes serve one of the listed Special Populations	4 points
	OR At least 20% of Barnes Fund homes serve one of the listed Special Populations	6 points
Fair Housing & Affirmative Marketing (Maximum 8 points)	Applicant & property management company attend annual Fair Housing Training	2 points
	Applicant has a detailed Affirmative Marketing Plan to provide outreach to groups least likely to apply	2 points
	Program documents are accessible to persons with Limited English Proficiency	4 points
Housing Access Criteria (Maximum 10 points)	Publishes clear and transparent application criteria; describes how applications will be prioritized	2 points
	Does not discriminate on lawful income sources, include public assistance	4 points
	Provides individual consideration of criminal, credit, and eviction history rather than automatically deny application	4 points
Anti-Displacement Policies & Education, Counseling &	All costs & fees associated with participating in the program are provided to the applicant & are affordable	2 points
	Provides tenants 60-day notice of rent increase	2 points
	Limits evictions to enumerated reasons (Just Cause)	4 points

Resource Access (Maximum 18 Points)	Allows tenants a reasonable time to pay overdue rent & fees to avoid eviction	6 points
	Provides tenants with information on rent & utility assistance programs	2 points
	Provides at-risk tenants with information on eviction prevention programs prior to initiating an eviction based on nonpayment	2 points
PROJECT APPROACH		40 POINTS
Location & Access (Maximum 16 Points)	Project is within 1 mile of transit or all-access corridor	2 points
	OR Project is within 1/2 mile of transit or all-access corridor	4 points
	OR Project is within 1/4 mile of transit or all-access corridor	6 points
	Walk Score \geq 50	2 points
	Sidewalk connection from project to nearest transit stop	4 points
	Project is in UZO or Difficult Development Area	4 points
Neighborhood and Community Benefits (Maximum 8 Points)	Provides passive open space	1 point
	Provides recreational space accessible to residents	2 points
	Creates publicly accessible or multifunctional space, such as greenway connection or community gathering space	4 points
	Provides commercial space	1 point
Design Quality (Maximum 8 Points)	Considers character & context of neighborhood	2 points
	Incorporates at least 15 criteria on the Universal Design Checklist	1 point
	OR Incorporates at least 20 criteria on the Universal Design Checklist	2 points
	Broadband/other high-speed internet available	2 points
	Onsite amenities such as gathering spaces, computer rooms, fitness facilities	2 points
Sustainability & Resiliency (Maximum 5 Points)	Incorporates at least 15 elements on Energy Efficiency & Sustainability Checklist	1 point
	OR Incorporates at least 20 elements on Energy Efficiency & Sustainability Checklist	2 points
	OR Incorporates all elements on Energy Efficiency & Sustainability Checklist	3 points
	Educates residents on energy efficiency & sustainability practices	2 points
UNDERWRITING CRITERIA		60 POINTS

Developer Qualifications (Maximum 10 Points)	Applicant/team some experience with projects (1-3) of similar size and scope OR Applicant/team extensive experience with projects (3-5) of similar size and scope OR Applicant/team has extensive experience with projects (6+) of similar size and scope	1 point 3 points 5 points
	Team/partners have worked together on at least 1 project OR Team/partners have worked together on at least 3 projects	2 points 3 points
	Applicant is not partnering with a for-profit OR Applicant is partnering with a for-profit and partnership agreements clearly show nonprofit role in ownership, decision making & long-term stewardship	2 points
	Site control demonstrated by sales contract or option agreement OR Site control demonstrated by deed or ground lease for term of proposed affordability period	1 point 3 points
	Concept Plans Submitted OR Site Plan & Architectural Drawings Submitted OR Construction drawings & materials submitted	1 point 2 points 3 points
Project Readiness (Maximum 25 Points)	Property needs rezoning & process has not started OR Property needs rezoning and process is underway OR Property does not need rezoning	0 points 2 points 4 points
	Extensive infrastructure improvements required (including off-site) OR No off-site infrastructure required and minimal on-site infrastructure improvements required OR Infrastructure is sufficient (utilities are available)	0 points 2 points 4 points
	Topographic or other serious site constraints that require extensive mitigation OR Site constraints require minimal mitigation OR No site constraints	0 points 2 points 4 points

	Demonstrated understanding of building codes & permitting processes	1 point
	Solid commitments for at least 20% of remaining balance & realistic plan for remaining funding	2 points
	OR Solid commitments for at least 30% of remaining balance & realistic plan for remaining funding	4 points
	Solid commitments for at least 50% of remaining balance & realistic plan for remaining funding	6 points
FINANCIAL CAPACITY (Maximum 9 points)	Recent financial audit has no outstanding findings	2 points
	Cash flow supports nonprofit's operating expenses	1 point
	Nonprofit operating reserve is ≥ 3 months of operating expenses	1 point
	Nonprofit has ≥ 3 open contracts	0 points
	OR Nonprofit has 2 open contracts	1 point
	OR Nonprofit has ≤ 1 open contract	2 points
All open contracts are progressing (at least 1 milestone met and draw request submitted) except Round 15 contract or has no open contracts	3 points	
Funding Need (Maximum 16 points)	Developer fee $\leq 20\%$ of grant budget	1 point
	OR Developer fee $\leq 15\%$ of grant budget	2 points
	OR Developer fee $\leq 10\%$ of grant budget	4 points
	Funding request is less than 50% of total project budget (or 60% if 20% Barnes Fund units are ≤ 30 AMI or PSH)	2 points
	OR Funding request is less than 30% of total project budget (or 40% if 20% Barnes Fund units are ≤ 30 AMI or PSH)	4 points
	OR Funding request is less than 20% of total project budget (or 30% if 20% Barnes Fund units are ≤ 30 AMI or PSH)	6 points
	Per unit subsidy is less than 50% of per unit cost/bedroom size (or 60% if 20% Barnes Fund units are ≤ 30 AMI or PSH)	2 points
	OR Per unit subsidy is less than 30% of per unit cost/bedroom size (or 40% if 20% Barnes Fund units are ≤ 30 AMI or PSH)	4 points
OR	6 points	

	Per unit subsidy is less than 20% of per unit cost/bedroom size (or 30% if 20% Barnes Fund units are ≤30AMI or PSH)	
TOTAL POINTS AVAILABLE BEFORE BONUS POINTS		157

BONUS POINTS		8 POINTS
Permanent Supportive Housing	At least 5% of Barnes Fund homes designated PSH OR	2 points
	At least 10% of Barnes Fund homes designated PSH OR	4 points
	At least 15% of Barnes Fund homes designated PSH OR	6 points
	At least 20% of Barnes Fund homes designated	8 points

TOTAL POINTS AVAILABLE WITH BONUS POINTS		165
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