

BARNES HOUSING TRUST FUND
ROUND 16 REQUEST FOR FUNDING APPLICATIONS
SCORING MATRIX
HOMEOWNERSHIP 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) or 501(c)(6) designation by the IRS</p> <p>Copy of Articles of Incorporation and By-laws</p> <p>Active status as a registered Business Entity 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 judgements or adverse findings resulting from Fair Housing, wage payment, or OSHA violations against the Applicant.</p> <p>There are no outstanding legal judgements or adverse findings resulting from Fair Housing, wage payment, 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		48 POINTS
Income Targets (Maximum 8 points)	At least 5% of Barnes Fund homes affordable to ≤60% AMI OR 6-10% of Barnes Fund homes affordable to ≤60% AMI OR 11-15% of Barnes Fund homes affordable to ≤60% AMI OR 16-20% of Barnes Fund homes affordable to ≤60% AMI	2 points 4 points 6 points 8 points
Affordability Term (Maximum 12 points)	31- 40 Years OR 41-50 Years OR 51-60 Years OR 61-70 Years OR 71-80 Years OR 81-99 Years	2 points 4 points 6 points 8 points 10 points 12 points
Housing Size (Maximum 8 points)	At least 5% of Barnes Fund homes have 3 or more bedrooms OR 6-10% of Barnes Fund homes have 3 or more bedrooms OR 11-15% of Barnes Fund homes have 3 or more bedrooms OR 16-20% of Barnes Fund homes have 3 or more bedrooms	2 points 4 points 6 points 8 points

Fair Housing & Affirmative Marketing (Maximum 8 points)	Applicant attends annual Fair Housing Training	1 point
	Applicant has a detailed Marketing Plan to provide outreach to populations least likely to apply and to provide outreach to organizations that represent/serve populations that historically have housing barriers and needs, such as older adults (age 62+) and persons with disabilities.	3 points
	Program documents are accessible to persons with Limited English Proficiency	4 points
Housing Access Criteria (Maximum 4 points)	Publishes clear and transparent application criteria; describes how applications will be prioritized	2 points
	Directly assists buyers with downpayment assistance and/or obtaining a mortgage	2 points
Anti-Displacement Policies & Education, Counseling & Resource Access (Maximum 8 Points)	All costs & fees associated with participating in the program (including HOA fees) are disclosed to the applicant & are affordable	2 points
	Offers post-purchase counseling for 5+ years post-purchase (per each new owner)	3 points
	Offers mortgage, tax, or utility assistance or has partnerships with organizations that offer such programs	3 points
PROJECT APPROACH		36 POINTS
Location & Access (Maximum 16 Points)	Project is within 1 mile of an existing transit stop or a Choose How You Move (CHYM) all-access corridor	2 points
	OR Project is within 1/2 mile of an existing transit stop or a CHYM all-access corridor	4 points
	OR Project is within 1/4 mile of an existing transit stop or a (CHYM) all-access corridor	6 points
	Walk Score ≥ 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 7 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

Design Quality (Maximum 8 Points)	Considers character & context of neighborhood	2 points
	Incorporates at least 15 criteria on the Universal Design Checklist OR Incorporates at least 20 criteria on the Universal Design Checklist	1 point
	Broadband/other high-speed internet available at the site	2 points
	Onsite amenities such as gathering spaces, computer rooms, fitness facilities	2 points
Sustainability & Resiliency (Maximum 5 Points)	Incorporates at least 14 elements on Energy Efficiency & Sustainability Checklist OR Incorporates all elements on Energy Efficiency & Sustainability Checklist	1 point
	Educates residents on energy efficiency & sustainability practices	3 points
		2 points
UNDERWRITING CRITERIA		66 POINTS
Developer Qualifications (Maximum 10 Points)	Applicant/team has some experience with projects (1-3) of similar size and scope OR Applicant/team has strong experience with projects (4-5) of similar size and scope OR Applicant/team has extensive experience with projects (6+) of similar size and scope	1 point
	Team/partners have worked together on at least 1 project OR Team/partners have worked together on at least 3 projects	3 points
		5 points
		2 points
		3 points
	EITHER Applicant is not partnering with a for-profit OR Applicant is entering into a joint venture or other ownership structure with a for-profit and partnership agreements clearly show nonprofit role in ownership, decision making & long-term stewardship	2 points (if either criterion is satisfied)

Project Readiness (Maximum 25 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	
	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	
	Applicant has conducted extensive due diligence and has reasonably identified site constraints and environmental hazards and has incorporated cost and time to mitigate/address these constraints in its budget and development timeline	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 OR Solid commitments for at least 30% of remaining balance & realistic plan for remaining funding OR Solid commitments for at least 50% of remaining balance & realistic plan for remaining funding	2 points 4 points 6 points	
	FINANCIAL CAPACITY (Maximum 9 points)	Recent financial audit has no outstanding findings	2 points
	Cash flow supports operating expenses	1 point	
	Operating reserve is ≥ 3 months of operating expenses	1 point	
Nonprofit has ≥ 3 open Barnes Fund contracts OR Nonprofit has 2 open Barnes Fund contracts OR Nonprofit has ≤ 1 open Barnes Fund contract	0 points 1 point 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 22 points)	Developer fee 16-20% of grant budget OR Developer fee 11-15% of grant budget OR Developer fee ≤10% of grant budget	1 point 2 points 4 points
	Costs are reasonable and necessary to achieve the project scope based on current industry standards	6 points
	Funding request is less than 50% of total project budget OR Funding request is less than 30% of total project budget OR Funding request is less than 20% of total project budget	2 points 4 points 6 points
	Per unit subsidy is less than 50% of per unit cost/bedroom size OR Per unit subsidy is less than 30% of per unit cost/bedroom size OR Per unit subsidy is less than 20% of per unit cost/bedroom size	2 points 4 points 6 points
TOTAL POINTS AVAILABLE		150