

## Healthy Housing, Healthy Communities (H3C) Scoring Rubric

The following Scoring Rubric applies to Applicants submitting H3C-Only Projects, as outlined in **Section 2** of the **Request for Applications of the Permanent Supportive Housing (PSH) Development Program Round X with option for Healthy Housing, Healthy Communities (H3C)** (“the RFA”). Projects pursuing H3C Funds in combination with PSH funding must adhere to the scoring criteria outlined for Combination PSH-H3C Projects in **Section 8: Application Scoring Criteria of the RFA**.

All Applications for H3C-Only Projects must adhere to the Pre-Application Process and Mandatory Application Criteria, as outlined in **Section 6** and **Section 7** of the RFA. Please refer to the RFA for all mandatory and application process details, including full timeline (**Section 6**) and Post-Award Requirements (**Section 9**).

### Healthy Housing, Healthy Communities (H3C) Only Projects

To be eligible for financing under this program, H3C-Only Projects must:

- Have investment from a hospital, healthcare organization, insurer or Managed Care Organization (MCO);
- Generate permanent affordable housing units; and
- Promote long-term health and stability for affordable housing residents while addressing community-level health disparities.

H3C-Only Projects eligible for H3C Funds must have, at minimum, one of the following financial contributions from a hospital, healthcare entity, insurer, or Managed Care Organization in the Project’s financing:

- Revolving loan fund
- Low-/no-interest loan
- Grant
- Operational subsidy
- Predevelopment financing
- Loan guarantee
- Rental assistance
- Facility or land donation

## H3C-Only Application Scoring Criteria

H3C-Only Projects that pass all Mandatory Application Criteria outlined in **Section 7 of the RFA** will be scored on the items outlined in this scoring rubric and ranked according to total score. Points will be awarded based solely on the information submitted in the Application. The Authority reserves the right to verify information submitted in the Application.

The Authority may deny points if the correct forms or required information for each scoring category are not submitted, or if information available to the Authority negates a claim for points. The Applicant's commitment to various scoring criteria shall, at the sole discretion of the Authority, be binding and shall be incorporated into a Regulatory Agreement.

All Applications must include a completed **Permanent Supportive Housing Development Program + H3C Self Scoring Form** which is available on the Website.

Primary and Sub-Categories	H3C-Only Projects	
	Maximum Points	Category Weight
<b>Leveraging</b>	<b>20</b>	<b>20%</b>
<i>Leveraging via Grant, Low-Interest Loan, Revolving Loan Fund, or Loan Guarantee</i>	10	10%
<i>Leveraged Funds from Healthcare Partner</i>	10	10%
<b>Firm Commitment of Operating or Rental Assistance</b>	<b>13</b>	<b>13%</b>
<b>Universal Design Beyond Code Requirements</b>	<b>10</b>	<b>10%</b>
<b>Green Design and Energy Efficiency</b>	<b>7</b>	<b>7%</b>
<b>Access to Transportation</b>	<b>10</b>	<b>10%</b>
<b>Referrals and Services</b>	<b>15</b>	<b>15%</b>
<i>Coordination of Referrals with Healthcare Partner</i>	3	3%
<i>On-Site Health Services Available</i>	12	12%
<b>Site/Facility Donation from Healthcare Partner</b>	<b>8</b>	<b>8%</b>
<b>Development Team Characteristics</b>	<b>9</b>	<b>9%</b>
<i>Healthcare Partner is Part of Development Team</i>	2	2%
<b>FOR-PROFIT TEAM ONLY CHARACTERISTICS</b>	<b>7</b>	<b>7%</b>
<i>BIPOC/Women Enterprises</i>	7	7%
<b>NON-PROFIT TEAM ONLY CHARACTERISTICS</b>	<b>7</b>	<b>7%</b>
<i>BIPOC/Women Enterprises</i>	5	5%
<i>Non-Profit Organization Participation</i>	2	2%
<b>Addressing a Key Community Health Need</b>	<b>8</b>	<b>8%</b>
<b>Totals</b>	<b>100</b>	<b>100%</b>

### A. Leveraging Other Capital Funding Sources

H3C-Only Projects may earn up to 20 points under the Leveraging Other Capital Funding Sources scoring category. H3C-Only Projects that leverage non-IHDA resources in the form of grants, low-interest loans, revolving loan funds, or loan guarantee(s) from non-IHDA sources are eligible for up to 10 points. Additionally, H3C-Only Projects that leverage financial resources from a Healthcare Partner are eligible for an additional 10 points.

#### Leveraging Other Sources of Funding

Projects with a grant award may earn up to 10 points depending on the size of that award as a percentage of total project cost in the Project’s development budget. Projects with financing that includes a low-interest loan or revolving loan fund may earn up to nine points based on the amount of leveraged resources as a percentage of total project cost in the Project’s development budget. Projects with a loan guarantee may earn up to five points as a percent of project cost in the Project’s development budget.

H3C-Only Projects will be awarded points based on the following rubric, and may be awarded a maximum of 10 points:

H3C-Only Projects			
Leveraged Funds as Percentage of TDC	Points Available: Grant Funds	Points Available: Low Interest or Revolving Loan	Points Available: Loan Guarantee
20% or more	10	9	5
15.1-19.9%	7	6	3
10-15%	5	3	1

#### Leveraged Funds from Healthcare Partner

H3C-Only Projects that leverage resources listed above from a Healthcare Partner(s) may earn an additional five to 10 points in this category, depending upon the size of the leveraged resource(s) as a share of the Project’s total development cost:

H3C-Only Projects	
Leveraged Funds from Healthcare Partner as a Percentage of TDC	Points
15% or more	10
5%-14.9%	5

### B. Firm Commitment of Operating or Rental Assistance

Rental assistance will be considered project-based if it is tied to the units rather than to the tenants. Points will only be awarded if the rental assistance ensures tenants pay no more than 30% of their income, or the minimum rent required, toward rent and utility expenses combined.

Sponsors seeking points in this category must submit documentation evidencing a current rental assistance contract or a commitment to provide rental assistance. Projects with a current rental assistance contract must submit a copy of the fully executed contract in the Application.

Projects with a rental assistance commitment must provide a commitment letter in the Application that includes all of the following:

1. The maximum household income;
2. The total number of units assisted; and
3. The length of the rental assistance contract

For H3C-Only Projects rental assistance from a Healthcare Partner is incentivized if it is project-based, even if the Healthcare Partner is the Sponsor or part of the sponsorship entity. When the U.S. Department of Housing and

Urban Development (HUD) is providing the rental assistance, the commitment letter must be from HUD. Illinois Division of Mental Health Bridge Subsidy Program commitment letters must be from the Illinois Department of Human Services or the Illinois Division of Mental Health, and Project Based Housing Choice Voucher Conversion and Public Housing Authority Annual Contribution Contracts must be from the executive director of the relevant Public Housing Authority. **Developer-funded rental assistance is not eligible for points under this category unless the developer providing rental assistance is the Healthcare Partner. Rental assistance provided by the Healthcare Partner is an acceptable and preferred form of rental assistance for H3C-Only Projects.**

The Authority understands the Continua of Care (CoC) that are recipients of Hearth Act funding (formerly known as McKinney Vento) are unable to commit rental assistance for periods of five years or longer. In recognition of this, and the Authority having a desire to work more closely with the CoCs of Illinois, points have been added in the RFA for rental assistance funded by CoCs which may not meet the Authority’s traditional requirement that Rental Assistance Contracts be for a minimum of five years. Regardless of whether a Project has a commitment of CoC-funded rental assistance, the Authority encourages Projects to work closely with CoCs and, when feasible for the Project and target population, utilize Coordinated Entry for referrals to the property. Applicants should be aware that these resources may not be included in the underwriting assumptions at the time of application; subsidy rents may not be used to meet underwriting standards.

H3C-Only Projects that provide project-based rental or operating assistance may earn up to 13 points based on the number of units assisted and the length of committed assistance. For H3C-Only Projects with a Rental Assistance Contract, points will be awarded as follows:

H3C-Only Projects			
Percentage of Units Assisted	Points for 10+ Year Commitment	Points for 5-Year to 9-Year and 11 Month Commitment	Points for CoC funded Rental Assistance
75.1% or more units	13	6	4
50.1-75% of units	10	5	2
10.1-50% of units	7	3	1
1-10% of units	3	2	0.5

### C. Universal Design

H3C-Only Projects identifying Universal Design elements to be provided within the architectural design in excess of code required Universal Design features plus ten additional items defined in **Section 7.J of the RFA**, as evidenced through submission of the **Architectural Standards, Universal Design and Amenities Certification** available on the Website, may earn up to 10 points as follows:

Universal Design Features Beyond Code Requirements	H3C-Only Projects
	Points
Projects that select 10 additional Universal Design items beyond code requirements and beyond Mandatory Criteria (for a total of 20 items) in 100% of units	10

### D. Green Design and Energy Efficiency

H3C-Only Projects whose architectural design and construction certify to one of the standards below may earn up to seven points as follows:

H3C-Only Projects			
Green Design and Energy Efficiency Requirements			
Points	Points	Points	Points
3	4	6	7
Enterprise 2020 Community Certification		Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric	Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric & Enterprise Plus
LEED BD+C at the Gold level		LEED BD+C at the Platinum level	LEED BD+C at the Platinum level & LEED Zero
National Green Building Standard (NGBS) at the Emerald Level			
	International Living Future Institute's (ILFI) Core Green Building Certification	Living Building Challenge 4.0 (Petals certification program)	ILFI Zero Energy or Zero Carbon Certification
		Passive House Institute United States (PHIUS)' CORE certification	PHIUS Zero certification

**E. Access to Transportation**

H3C-Only Projects may earn up to 10 points for access to transportation. Points in this category **are cumulative**.

Projects will be awarded five points for transit-oriented development if the proposed Project is located in close proximity to fixed-route public transportation, excluding inter-city transportation. "Close proximity" is defined as being within a half-mile radius of a fixed route transit stop, defined as: a bus and train stop serving local destinations, with scheduled operations beginning no later than 8:00a.m. and ending no earlier than 6:00p.m., Monday through Friday. Transportation routes and distance to the Project Site must be identified on a map submitted with the Application along with a current schedule for the routes being considered.

Projects will be awarded five points if served by publicly available Dial-A-Ride modes of transportation that are at a minimum available between Monday and Friday from 8:00a.m. to 5:00p.m. The Applicant must include a letter from the Dial-A-Ride provider stating all of the following:

- A. The Project is located within the service area of the Dial-A-Ride; and
- B. The Dial-A-Ride service is, at a minimum, available between the hours of 8:00a.m. and 5:00p.m. Monday through Friday.

**F. Referrals and Services**

H3C-Only Projects may earn up to 15 points for housing referrals coordinated through a Healthcare Partner and/or the provision of onsite health services.

**Coordination of Referrals with Healthcare Partner**

A Healthcare Partner may act as a housing referral agency for H3C-Only Projects. Applications that include a letter of support for housing referrals to the Project from a Healthcare Partner may earn three points.

**On-Site Health Services Available**

H3C-Only Projects must establish a Memorandum of Understanding ("MOU") or other legally binding agreement with a Healthcare Partner, which may or may not be the Sponsor organization, to provide support services. Projects

must submit the MOU and a service plan that outlines the services offered to residents, number of proposed staff, and the size and location of the service office. Services provided must be informed by the Community Needs Assessment, and appropriate for the target population.

H3C-Only Projects will be awarded points in this category based on the following rubric, and may be awarded a maximum of 12 points:

H3C-Only Projects	
Services Commitment Requirements	Points
At least one letter of support from either:	
One or more Healthcare Partner(s) willing to make service referrals to the Project	4
<b>AND/OR</b>	
One or more Healthcare Partner(s) providing limited medical services in the form of a mobile clinic, onsite screenings, etc. <b>OR</b> Providing other needed wellness services such as fresh produce, cooking classes, group exercise classes, etc.	6
One or more Healthcare Partner(s) providing full onsite medical clinic with services for tenants only	10
One or more Healthcare Partner(s) providing full onsite medical clinic that is also accessible to the community	12

**G. Site or Facility Donation from Healthcare Partner**

H3C-Only Projects where a Healthcare Partner(s) donates site(s) or facilities for reuse/redevelopment may earn eight additional points in the Neighborhood Assets scoring category, should the property or facility be a meaningful contribution to the Project.

**H. Development Team Characteristics**

H3C-Only Projects may earn up to nine points in the Development Team Characteristics scoring section.

**Healthcare Partner is Part of Development Team**

H3C-Only Projects may earn up to two points should the Healthcare Partner(s) be a Project team Participant. Participation must be evidenced at time of Application via the Organizational Chart included in the **Application Certification**. H3C-Only Projects may earn points under this category as follows:

H3C-Only Projects	
Healthcare Partner Participation Requirements	Points
Healthcare Partner(s) has at least a 20% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights.	2
Healthcare Partner(s) has between a 10%-19.9% stake in all aspects of development control including, but not limited to ownership, cashflow, voting rights.	1

**BIPOC/Women Enterprises**

H3C-Only Projects whose Participants include For-Profit businesses led by Black, Indigenous, or People of Color (“BIPOC”) are eligible to earn a maximum of seven points in the BIPOC/Women Enterprises subcategory. H3C-Only Projects whose Participants include BIPOC-led or -governed Qualified Non-Profits are eligible to earn a maximum of five points in this subcategory.

**For-Profit BIPOC-Led Businesses**

For-Profit BIPOC-led businesses are defined as those companies who at the time of application can provide

documentation of current MBE certification with one of the approved entities below:

- Illinois Department of Central Management Services- Business Enterprise Program for Minorities, Females and Persons with Disabilities;

**OR**

- City of Chicago, City of St. Louis, Cook County, Chicago Transit Authority, Illinois Department of Transportation, METRA, PACE, Chicago Minority Supplier Development Council, Mid-States Minority Supplier Development Council or Women's Business Development Center.

***BIPOC-Led/Governed Qualified Non-Profits***

BIPOC-led/governed Qualified Non-Profits are defined and certified at time of Application one of two ways:

- BIPOC-Led: A minimum of 35% of director-level employee leadership is BIPOC, including the Executive Director and a share of those employees reporting directly to the Executive Director. This will be evidenced via the **BIPOC Participation Certification** and a completed **Organizational Chart Template** at the time of Application.

**OR**

- BIPOC-Governed: A Non-Profit whose board chair **AND** a minimum 30% of all other voting members is BIPOC **OR** whose overall Board composition is 40% BIPOC. This will be evidenced by the **BIPOC Participation Certification** and a completed **Organizational Chart Template** at the time of the Application.

***Women-Owned Business Enterprises and Disadvantaged Business Enterprises***

Women-Owned Business Enterprises ("WBE") and Disadvantaged Business Enterprises ("DBE") may also earn points in this subcategory. Projects teams with Participants that include architects, property managers, and general contractors holding current MBE/WBE/DBE certificates with the entities as outlined above are also eligible to earn different amounts of points in this category according to the table below. These points may also be awarded to joint ventures amongst participating general contractors or architects, provided the MBE/WBE/DBE-certified member represents no less than 25% of the joint venture. Joint ventures must be evidenced by a Memorandum of Understanding at the time of the Application.

Points will be awarded by Participant as follows:

<b>H3C-Only Projects</b>		
<b>BIPOC/Women Enterprises Requirements</b>		
<b>Development Control Threshold Requirements</b>	<b>Points Awarded: For-Profit BIPOC-Led Business</b>	<b>Points Awarded: BIPOC-Led/Governed Qualified Non-Profit</b>
Participants that have a <b>50.1% or greater stake in all aspects of development control</b> , including but not limited to ownership, cash-flow, and voting rights	7	3
Participants that have <b>between a 49.1% and 50% stake in all aspects of development control</b> , including but not limited to ownership, cash-flow, and voting rights	5	1
Participants that have <b>between a 25% and 49% stake in all aspects of development control</b> , including but not limited to ownership, cash-flow, and voting rights	3	
<b>WBE and DBE Threshold Requirements</b>	<b>Points Awarded: For-Profit BIPOC-Led Business</b>	<b>Points Awarded: BIPOC-Led/Governed Qualified Non-Profit</b>
Project Participant team includes qualifying MBE/WBE/DBE General Contractor, Property Manager, Architect, and/or Joint Venture Partner	2 points per qualifying entity	2 points per qualifying entity
<b>MAXIMUM ALLOWABLE SUBCATEGORY POINTS</b>	<b>For-Profit BIPOC-Led Business</b>	<b>BIPOC-Led/Governed Qualified Non-Profit</b>
	<b>7</b>	<b>5</b>

**Non-Profit Organization Participation**

H3C-Only Projects are eligible to earn a maximum of two points in the Non-Profit Organization Participation subcategory.

Projects that involve the participation of a Qualified Non-Profit Organization can earn two points if the Qualified Non-Profit holds a majority ownership interest (more than 50%) and control in the general partner or managing member of the Project Owner, and materially participates throughout the Compliance Period. The Qualified Non-Profit must submit:

- The Qualified Non-Profit’s IRS determination letter; and
- The section of the Qualified Non-Profit’s articles of incorporation or by-laws that evidence the fostering of low-income housing as an exempt purpose, with that purpose clearly marked and highlighted.

The Qualified Non-Profit must have the right of first refusal at the end of the Compliance Period. Projects seeking 4% LIHTC must check the Qualified Non-Profit set aside box on IRS Form 8609 at the time of tax credit cost certification.

**I. Addressing a Key Community Health Need**

H3C-Only Projects demonstrating that their Project is responding to key community health needs, according to the narrative and Community Health Needs Assessment as submitted as part of **the RFA’s Mandatory Criteria** may earn up to eight points in this category. Projects will be evaluated according to the following rubric:



Addressing a Key Community Health Need Requirements	
H3C-Only Projects	Points
Project is filling an existing gap for a community medical-related use ( <i>on-site physicians, lab services, clinic, federally qualified and/or full-service health center, etc.</i> ) according to the Community Needs Assessment and other submitted data.	8
Project provides onsite healthcare-related services ( <i>nutrition counseling, recreation center, etc.</i> ) in response to community health data referenced in Community Health Needs Assessment.	5
<p>Project provides specialized onsite healthcare services, but data submitted does not indicate how the proposed Project would address community level healthcare needs or gaps.</p> <p><b>Examples of this may include:</b></p> <ul style="list-style-type: none"> <li>Healthcare services referenced in the point categories above but without data to support addressing a community need</li> <li>Healthcare related services without a permanent physical space on-site (<i>i.e., visiting nurse, mobile care clinic</i>)</li> </ul>	2