

**Private Activity Bond Authority  
Application Scoring Criteria Matrix**

**Project Name:** \_\_\_\_\_ **Developer:** \_\_\_\_\_

<b>MULTI-FAMILY HOUSING APPLICATIONS</b>	<b>POINTS AVAILABLE</b>	<b>POINTS AWARDED</b>
<b>1. Tax-Exempt Bonds per Affordable Unit</b>		
A. Lowest Ratio		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
B. Verified Reasonable Costs	15	
Category Weighting	X30	X30
<b>Maximum Points Available</b>	<b>1050</b>	
<b>2. Underserved Locations</b>	20	
Category Weighting	X1	X1
<b>Maximum Points Available</b>	<b>20</b>	
<b>3. Readiness</b>		
Building Readiness		
A. Final density approved	5	
B. All public body approvals	15	
C. Building permit can be issued	20	
Financial Readiness		
A. Signed Letter(s) of Intent from lender(s)	20	
B. Signed Letter(s) of Intent from investor(s)	20	
C. Letters accepted & signed by developer	20	
Category Weighting	X20	X20
<b>Maximum Points Available</b>	<b>2000</b>	
<b>4. Experience</b>		
A. Previous MF project - 50+ units in Utah	10	
B. Previous MF project using PAB/9% LIHTC	20	
C. Previous MF project - 2+ using Utah PAB; max. 2 proj.	10/Project	
Category Weighting	X10	X10
<b>Maximum Points Available</b>	<b>500</b>	
<b>5. Mixed-Income Project</b>		
A. Use of rent schedules & 10%/7% minimum	10	
Category Weighting	X20	X20
<b>Maximum Points Available</b>	<b>200</b>	
<b>6. Taxable Bonds/Other Debt Financing</b>		
A. Other debt financing - exceeding 10%	10	
B. 5% increase above threshold	10	
Category Weighting	X20	X20
<b>Maximum Points Available</b>	<b>400</b>	

Project Name: \_\_\_\_\_

Developer: \_\_\_\_\_

MULTI-FAMILY HOUSING APPLICATIONS	POINTS AVAILABLE	POINTS AWARDED
<b>7. Community Involvement</b>		
A. Public financing source(s); max. 5 sources	15/Source	
B. Community Concession	10	
Category Weighting	X10	X10
<b>Maximum Points Available</b>	<b>850</b>	
<b>8. Difficult to Develop Areas</b>		
A. Environmental Site Mitigation	40	
B. Correction of Environmental Site Issues	15	
C. Development in Qualified Census Tract Area	55	
Category Weighting	X5	X5
<b>Maximum Points Available</b>	<b>550</b>	
<b>9. Acquisition/Rehabilitation/Historic Projects</b>		
A. Historic Designation Buildings	10	
B. Historic Tax Credit Use	10	
C. Buildings with Lead-Based Paint/Asbestos	10	
D. Funding for Lead-Based Paint/Asbestos Remediation	5	
E. Lead-Based Paint/Asbestos Report	10	
Category Weighting	X1	X1
<b>Maximum Points Available</b>	<b>45</b>	
<b>10. Project Costs Efficiency</b>		
A. Site & Direct Costs per Unit		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
B. Site & Direct Costs per Square Foot		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
C. Total Development Costs per Unit		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
D. Total Development Costs per Square Foot		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
Category Weighting	X15	X15
<b>Maximum Points Available</b>	<b>1200</b>	
<b>MAXIMUM TOTAL POINTS</b>	<b>6815</b>	

Staff Notes: