

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

Project Name: _____

Developer: _____

MULTI-FAMILY HOUSING APPLICATIONS	POINTS AVAILABLE	POINTS AWARDED
1. Tax-Exempt Bonds per Affordable Unit		
A. Lowest Ratio		
1st Lowest	20	
2nd Lowest	15	
3rd Lowest	10	
4th Lowest	5	
B. Verified Reasonable Costs	15	
Category Weighting	X30	X30
Maximum Points Available	1050	0
2. Underserved Locations	20	
Category Weighting	X1	X1
Maximum Points Available	20	0
3. Readiness		
Architect		
Services		
A. Letter of engagement	5	
B. Signed contract	10	
C. Identified in-house architect	10	
Building Readiness		
A. Evidence of site control - RE purchase agreement	5	
B. Evidence of site control - other than purchase agreement	10	
C. Final density approved	5	
D. Utilities to site	5	
E. Signed contract with General Contractor	10	
F. All public body approvals	15	
G. 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
Maximum Points Available	2800	0
4. Experience		
A. Previous MF project - 50+ units in Utah	10	
B. Previous MF project using PAB	20	
C. Previous MF project - 2+ using Utah PAB; max. 2 proj.	10/Project	
Category Weighting	X10	X10
Maximum Points Available	500	0
5. Mixed-Income Project		
A. Use of rent schedules & 10%/7% minimum	10	
Category Weighting	X20	X20
Maximum Points Available	200	0

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MULTI-FAMILY HOUSING APPLICATIONS	POINTS AVAILABLE	POINTS AWARDED
6. Taxable Bonds/Other Debt Financing		
A. Other debt financing - exceeding 10%	10	
B. 5% increase above threshold	10	
Category Weighting	X20	X20
Maximum Points Available	400	0
7. Community Involvement		
A. Public financing source(s); max. 5 sources	15/Source	
B. Community Revitalization Plan	15	
D. Community Concession	10	
Category Weighting	X10	X10
Maximum Points Available	1000	0
8. Difficult to Develop Areas		
A. Environmental Site Mitigation	40	
B. Correction of Environmental Site Issues	15	
C. Development in Qualified Census Tract Area	20	
Category Weighting	X5	X5
Maximum Points Available	375	0
9. Acquisition/Rehabilitation/Historic Projects		
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	X2	X2
Maximum Points Available	90	0
10. Project Costs Efficiency		
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
Maximum Points Available	1200	0
MAXIMUM TOTAL POINTS	7635	0