



MISSISSIPPI HOME CORPORATION

2024 Scoring Criteria & Rating Factors

Selection Criteria

MHC will score each application based on the selection criteria listed below. An application must score a minimum of seventy - five (75) points to be considered for an award.

CRITERIA		AVAILABLE POINTS
1.	Geographic Diversity	Up to 15 pts
2.	Affordable Rent	10 pts
3.	Critical Teacher Shortage Area	5 pts
4.	Supportive Service Commitment	Up to 20 pts
5.	High Opportunity Areas	Up to 10 pts
6.	Universal Design Features	Up to 20 pts
7.	Energy Efficiency Plan	10 pts
8.	Development Amenities	Up to 10 pts
TOTAL		100 pts

1. Geographic Diversity- up to 15 Pts

Geographic diversity as required in the Consolidated Action Plan- Projects that focus and achieve the most impact on the State’s priorities in rural and urban areas of the State.

- 1) Projects developed are in locations that are considered poverty-driven and address the affordable rental housing needs for very low-income (VLI) (60 % of AMI) households. **Five (5) points are awarded to developments located in counties or census tracts with a poverty rate above 30 percent.**
 - a. Exhibit 1- Persons in Poverty by County
 - b. Exhibit 2- Census Tracts Over 30% Poverty
- 2) Address critical housing needs with an emphasis on the prevention, reduction, and expansion of permanent housing opportunities for persons experiencing homelessness and persons with serious mental illness. **Up to 5 points awarded to the project based on the number of persons in the county who are counted as homeless or who have entered a Mississippi State Hospital from the county.**

Developments that will serve both populations will be awarded points based on the county’s highest points in either category.

- a. Exhibit 3- County Admissions to State Hospital
 - b. Exhibit 4- Persons Homeless by County
- 3) Projects will be funded according to the shortage or strong evidence of an inadequate supply of rental housing affordable to very low-income (VLI) households. **Five (5) Points are awarded.**

Documented by market study. The analysis must document the need for rental units affordable to VLI households in the market served by the property. The analysis must include a clear statement that the market can absorb the units being proposed. The market study shall assume the new supply from the project will be at least 10% of the units in the development or a higher percentage established by the applicant.

2. Affordable Rent- 10 pts

Acceptable rental assistance is limited to assistance contracted by HUD and/or USDA for the period of affordability documented on the HOME application. If awarded funds, the applicant must certify that it will provide rental assistance acceptable to MHC or that it will adjust the tenant's rent to maintain affordability for the tenants. This certification is part of the written agreement that commits HOME to the development.

To be eligible to receive points, the applicant must include a copy of an executed agreement between the ownership entity and the funding entity that includes the amount of rental assistance that will be provided, the number of units assisted, its duration, and any qualifying terms and/or conditions.

3. Critical Teacher Shortage Area – 5 pts

The Mississippi Employer-Assisted Housing Teacher Program is a special home loan program that is available to licensed teachers who render services in geographical areas of the state that are designated by the State Board of Education as having a critical shortage of teachers. **5 points are awarded to projects that are within a State-designated critical shortage area school district.** (Exhibit 5- Critical Shortage Areas)

4. Supportive Services Commitment – up to 20 Pts

To be considered for points under this category, applicants must incorporate facilities and services that stabilize living environments and enhance quality of life for the following special needs categories, which are identified in the State's Consolidated Plan as high priority and targeted populations: (1) Persons with Serious Mental Illness; (2) Persons with Disabilities; (3) Persons released from incarceration; (4) Homeless Elderly 55+; (5) Youth homeless or aging out of the Foster Care System.

Applicants are required to submit with the application a Supportive Services Plan appropriate to the target populations selected. The Plan must include a narrative describing how the proposed services meet the needs of the target population(s). Applicants may receive up to 20 points under this category. Points are assigned for each selection.

- 1) The number of HOME units designated for special needs population must exceed the minimum requirement by at least one unit. **5 points**
- 2) Development contracts with a service provider or hires staff to deliver the services provided for the special needs population selected in the application. **15 points**

Examples of services may include, but are not limited to, the following to enhance the target population(s) quality of life and independence:

- 1) Provide services that will enhance life skills and level of education for the targeted populations.

- 2) Provide nutritional /health wellness services.
- 3) Provide supportive services for residents released from incarceration to accomplish adjustment back into society, job placement, and educational and financial literacy.
- 4) Provide supportive services for emancipated youth who are homeless, at risk of homelessness, or aging out of the foster care system.

5. High Opportunity Areas- up to 10 pts

Projects developed in High Opportunity Areas where there is availability of sustainable employment, a low poverty rate, high-performing schools, housing accessible to hospitals; employment centers; transportation corridors and hubs.

Points will be awarded based on the following:

- 1) Areas that include a high concentration of extremely low-income populations and a shortage of affordable housing in the geographical area as documented in the market study - **2 points** (Documented by market study)
- 2) High-performing school districts: defined as areas that have a public school district with a “B” or higher rating as listed in the Mississippi Department of Education’s Accountability Results-**3 points** (Exhibit 6- AB School Districts)
- 3) Housing accessible to transportation corridors and hubs. Cities or counties served by a scheduled bus service or providers operating with grants funded by the Federal Transit Administration. – **1 point** (Exhibit 7- Counties Served by Public Transit)
- 4) Housing accessible to hospitals. The project is in a county with a hospital. - **2 points** (Documented by market study)
- 5) Housing accessible to employment centers. The project is in a county with new hire growth over 1.38% for the twelve months ending February 2024. - **2 points** (Exhibit 8- New Hires by County)

6. Universal Design Features – up to 20 pts

Must incorporate at minimum (2) features from the Universal Design Standards disbursed throughout the property and in different bedroom sizes.

DESIGN FEATURE	AVAILABLE POINTS
Pull/lever handles on doorknobs/cabinets	1 point
Rocker light switches	1 point
Contrasting edge bands on countertops	1 point
Varied height cabinets	2 points
Touch/touchless water faucets	5 points
36” wide front door/32” wide interior doors	5 points
Zero step entryway	3 points
Grab bars near toilets/bathtub	1 point
Adjustable height showerhead	1 point

7. Energy Efficiency Plan – 10 pts

Rental developments are designed and built to a level of energy efficiency that meets or exceeds the levels required to qualify for the Energy Efficiency/Green Sustainable Design. Examples of energy efficiency, but not limited to high-efficiency heating & cooling equipment & controls, energy-efficient lighting upgrades & controls, programmable thermostats, insulation improvement, air-sealing & weatherization. The following must be submitted with the application to receive points under this category:

- 1) Energy Efficiency Plan outlining the method to reduce the energy for tenants.
- 2) Estimated cost savings proposal per unit
- 3) Building Plans & Specifications
- 4) Contract with service provider

8. Development Amenities – up to 10 pts

Developments will be awarded two points per development amenity up to a maximum of ten points. Amenities must be appropriate to the proposed tenant population. All proposed amenities must be selected on the application and notated and highlighted on the Plans/Drawings or Physical Needs Assessment. Applicants must adhere to all amenities selected on the application, regardless of whether points are awarded. Building components installed to qualify for Section 504-compliant unit points do not qualify as Development Amenities.

Points may be awarded to a proposed development that has at least two of the following services located within one half (1/2) mile of the proposed site, documented in market study:

- 1) Neighborhood Services
 - a. grocery store
 - b. pharmacy
 - c. bank or credit union
 - d. hospital or medical clinic
- 2) After-School Programs
- 3) Smart Thermostats
- 4) Onsite Security Staff
- 5) Wi-Fi Accessed Community
- 6) Public Transportation Access
- 7) Furnished Clubhouse or Community Building
- 8) On-site Business/Education Center
- 9) Exterior Security (lights, cameras, etc.)
- 10) Onsite Laundry Facility
- 11) Walking, Jogging, or Biking Trail
- 12) Landscaped area including a gazebo with a sitting area
- 13) Playground (multi-phase developments must each have a playground).