**2023 Public Housing Authority (PHA) Scoring Review Sheet**

Project Name:

Project Number: 2023-0XX

PHA Name:

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| **A. Technical Expertise in the tax credit program.** |
|  |  |  |  | DCA Evaluation |
| Excellent (5) | Good (3) | Fair (1) | Poor (0) |  |
| -The PHA has served as managing or Certifying GP and Developer for at least 5 successful LIHTC developments AND currently has no Significant Adverse Events or Adverse Circumstances that impact the capacity or qualifications of the PHA.-The PHA owner(s) has 5 or more staff members with demonstrated experience in the LIHTC industry and specialized skills required for LIHTC development and ownership.-The PHA’s staff members receive training opportunities in PHA financial management, real estate development, or multifamily ownership and federal compliance. | -The PHA has served as managing or Certifying GP and Developer for at least 2 successful LIHTC developments AND currently has no Significant Adverse Events or Adverse Circumstances that impact the capacity or qualifications of the PHA.-The PHA owner(s) has 3 to 4 staff members with demonstrated experience in the LIHTC industry.-The PHA does not meet all criteria for being designated as Excellent. | -The PHA has successful ownership and development experience for at least 1 LIHTC development.  OR-The PHA has one to two staff members with demonstrated experience in the LIHTC industry.OR -The PHA does not meet all criteria for being designated as Good. | - Applicant receives zero for this scoring sub-section if Applicant has failed to produce documentation evidencing staff’s experience with LIHTC industry OR-The PHA does not meet all criteria for being designated as Fair. |  |

PHA Score:

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| **B. Operating Sustainability of the organization.** |  |
|  |  |  |  | DCA Evaluation |
| Excellent (5) | Good (3) | Fair (1) | Poor (0) |  |
| -The PHA is engaged currently in a viable business line outside of the LIHTC program that has funded significant results aligned with its mission.-The PHA currently secures funding outside of government resources, including direct fundraising efforts and/or grant funding provided by foundations or charities to fund activities or programs aligned with its mission. -The PHA’s cash and investments are at least 50% of annual operating expenses for the most current year. This will be calculated using: Unrestricted Cash/Total Operating Expenses | -The PHA has a viable LIHTC business line but no viable business line in addition to its LIHTC participation (including development/ownership and LIHTC consulting) that is currently active.- The PHA secures financial resources outside of housing tax credits, but not including HOME funds or other HUD financing. Those additional resources may include other rental assistance and funding for support services.-The PHA’s cash and investments are at least 25% of annual operating expenses for the most current year. This will be calculated using: Unrestricted Cash/Total Operating Expenses-The PHA does not meet all criteria for being designated as Excellent. | -The PHA has an active LIHTC business line, but an Adverse Circumstance(s) has been identified that may affect the Operational Sustainability of the PHA. -The PHA does not meet all criteria for being designated as Good.  | -Applicant receives zero for this scoring sub-section if the PHA does not meet all criteria for being designated as Fair.OR -Applicant receives zero for this scoring sub-section if Applicant has failed to produce any of the following documents or substitute document/explanation for absence of document(s):  * Copy of 2 most recent years’ annual audits completed by an independent auditor for the PHA
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| **C. Management and governance of the PHA** |
|  |  |  |  | DCA Evaluation |
| Excellent (5) | Good (3) | Fair (1) | Poor (0) |  |
| -Application includes documentation of a detailed and formal strategic plan which establishes goals and guides the activities of the PHA (note: bylaws and other organizational documents do not constitute a strategic plan). The strategic plan must be attached to the application to claim points.--Application documentation demonstrates that the staff of the PHA engages the Board of Directors with regular, detailed reports regarding development activities, portfolio performance, and any significant issues in need of resolution at least 3 times per year.-At least 51% of the members of the Board of Directors is comprised of individuals who do not have an identity of interest with the applicant, general partner(s), developer or management company. The identities of interest held by the Board of Director members must be listed by the applicant in order to satisfy this criterion.-Confirm that the Board of Directors has input in selection of the leadership of the PHA, using documentation provided (including the Nonprofit/PHA Assessment Form). | -Application documentation demonstrates that the staff of the PHA engages the Board of Directors with regular, detailed reports regarding development activities, portfolio performance, and any significant issues in need of resolution at least 2 times per year.-The Board of Directors is comprised of individuals with varied professional skills/experience. At least 25% of the members of the Board of Directors is comprised of individuals who do not have an identity of interest with the applicant, general partner(s), developer or management company. The identities of interest held by the Board of Director members must be listed by the applicant in order to satisfy this criterion.-Documentation that Board meets regularly (at least 2x annually).-The PHA does not meet all criteria for being designated as Excellent. | -Documentation in Application shows that the Board of Directors receives reports regarding the PHA’s upcoming development activities. -The Board of Directors meets at least once annually.-The Board of Directors is comprised of individuals with varied professional skills/experience.-The PHA does not meet all criteria for being designated as Good. | - Applicant receives zero for this scoring sub-section if Applicant has failed to produce documentation illustrating the Board of Directors interaction with the organization.OR-The PHA does not meet all criteria for being designated as Fair. |  |

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| **D. Community impact demonstrated by a record of funding and engaging in activities that have positively impacted communities in addition to LIHTC development.** |
|  |  |  |  | DCA Evaluation |
| Excellent (5) | Good (3) | Fair (1) | Poor (0) |  |
| -The PHA has a record of initiating, engaging in, funding, and continues to fund activities or programs which have positively impacted communities in Georgia beyond the development and ownership of LIHTC properties.- The PHA engages the communities which it serves with an outreach platform. At minimum, the PHA offers a website communicating the PHA’s mission, services, and contact information. | - The PHA has initiated and funded a modest but well-established and defined program to positively impact communities in addition to LIHTC development.-The PHA does not meet all criteria for being designated as Excellent. | - The PHA has engaged in activities that have positively impacted communities beyond the development and ownership of LIHTC properties, but has no record of funding such activities or programs.ORAn affiliated parent organization of the PHA has initiated, engaged in, funded and continues to fund activities or programs which have positively impacted communities beyond the development and ownership of LIHTC properties.OR-The PHA does not meet all criteria for being designated as Good. | - Applicant receives zero for this scoring sub-section if Applicant has failed to produce documentation demonstrating community impact.OR-The PHA does not meet all criteria for being designated as Fair. |  |