

# ONEGEORGIA AUTHORITY

## Scoring Summary • Rural Workforce Housing Equity Fund Application

**Name of Applicant:** \_\_\_\_\_

For OneGeorgia Authority Use Only

*(Included in the application package for information purposes and may be used as a reference by the Applicant. Scoring Threshold Requirements for recommendation is 300 points)*

<b>General Information</b>	<b>Maximum Points Available</b>
<p>These criteria may be used to assist with the review and rating of Equity Fund applications which meet the Rating and Selection criteria under Section 413.1.09 of the Equity Fund Regulations.</p>	<p>Threshold Requirements ..... 0 points                      Demographics ..... 100 points                      Project Feasibility..... 120 points                      Project Impact.....120 points                      Program Strategy ..... 100 points                      Regional Bonus .....60 points  <b>Total Points Available ..... 500 points</b></p>
<p><b>Threshold Requirements</b></p> <p>_____</p>	<p>Eligible County                      Yes.....</p> <p>Conditionally Eligible County    Yes.....</p>
<p><b>Demographics</b></p> <p><b>County Population</b>                      _____</p> <p><b>Demographic % Poverty</b>                      _____</p> <p><b>Demographics Total:</b> _____  <i>(100 points maximum)</i></p>	<p><b>County Population Factor..... Maximum 50 points</b></p> <p>___ Population less than 10,000 .....50 points                      ___ Population between 10,000 and 19,999 ..... 40 points                      ___ Population between 20,000 and 29,999 ..... 35 points                      ___ Population between 30,000 and 39,999 ..... 30 points                      ___ Population greater than 40,000..... 25 points</p> <p><b>Demographic Need Factor/% people in poverty ..... Maximum 50 points</b></p> <p>___ County with overall poverty rate of 20% or greater ..... 50 points                      ___ County with overall poverty rate 19.99% -15% ..... 40 points                      ___ County with overall poverty rate of 14.99% to 10% ..... 30 points                      ___ County with overall poverty rate under 10%..... 20 points</p>

# ONEGEORGIA AUTHORITY

## *Scoring Summary • Rural Workforce Housing Initiative Equity Fund Application*

### Project Feasibility

Level	Score	Points
One	Poor	0
Two	Below Average	30
Three	Average	60
Four	Good	90
Five	Excellent	120

1. \_\_\_\_\_ The description of the proposed project and activities are clearly described and documented.
2. \_\_\_\_\_ The project will generate positive net public workforce housing benefits.
3. \_\_\_\_\_ The responsibilities for carrying out each activity are clearly ascribed to a participating entity and each entity has committed in writing to carry out its part.
4. \_\_\_\_\_ Project readiness concerns are addressed (as applicable):  
i)engineering/architectural/environmental, ii)infrastructure/utility access issues, iii)specific job and investment commitments, iv)commitments to fund operations/maintenance, etc.; v)other public and private sector investors are committed and ready to invest, vi)all needed real property is acquired or under option, vii) environmental, regulatory and liability concerns addressed (phase 1, government permits, etc.), viii)administrative capacity is adequate, and ix)(soft projects)professional service providers have adequate credentials and work history, etc.
5. \_\_\_\_\_ For regional projects, provisions are in place for revenue or cost sharing.
6. \_\_\_\_\_ Underwriting analysis (as applicable) has determined that the: i) organizational status of benefiting entity is documented and reputable; ii) development entity's performance and standing is secure in the following areas: capital management, debt capacity, management character and experience, collateral value, economic and market conditions; iii) development entity's proposed development or business plan uses reasonable assumptions; iv) development entity's proposed development team (developer, contractor, property managers, syndicator, etc.) has a successful record of accomplishment; and v) proposed business plan, marketing strategy and proforma are realistic; and vi) the development entity will be able to repay the OneGeorgia assistance (as applicable).
7. \_\_\_\_\_ Project costs are verified through original source documents, architectural and engineering reports, or certified appraisals.
8. \_\_\_\_\_ Applicant certifies that project complies (or will comply) with all applicable federal, state, and local law and regulations.

**Feasibility Total:** \_\_\_\_\_  
(120 points maximum)

### Project Impact

Level	Score	Points
One	Poor	0
Two	Below Average	30
Three	Average	60
Four	Good	90
Five	Excellent	120

1. \_\_\_\_\_ The capacity to create workforce housing units.
2. \_\_\_\_\_ The number of workforce housing units being developed.
3. \_\_\_\_\_ The amount of OneGeorgia and total state assistance per workforce housing units created.
4. \_\_\_\_\_ The amount of new private leverage into housing units.
5. \_\_\_\_\_ The improvement of regional competitiveness through the housing units being created.

**Impact Total:** \_\_\_\_\_  
(120 points maximum)

# ONEGEORGIA AUTHORITY

## Scoring Summary • Rural Workforce Housing Initiative Equity Fund Application

### Program Strategy

Level	Score	Points
One	Poor	0
Two	Below Average	25
Three	Average	50
Four	Good	75
Five	Excellent	100

1. \_\_\_\_\_ The benefiting entity is willing to back its commitments by entering into a legally binding agreement with the Authority that provides appropriate covenants for the delivery of proposed public benefits and acceptable security for the Authority's financing and repayment provisions or sanctions should promised benefits not occur.
2. \_\_\_\_\_ The proposed project will result in the enhancement of the workforce housing.
3. \_\_\_\_\_ The proposed project is likely to lead to indirect local and regional impact by: i) attracting related development/investment into workforce housing, and ii) supporting/enhancing local or regional development housing strategies and priorities.
4. \_\_\_\_\_ Financial and programmatic alternatives have been considered for the proposed project and eliminated.
5. \_\_\_\_\_ The proposed project supports the overall objectives of the OneGeorgia Authority and supports the state's development strategy for creating additional workforce housing units.

**Strategy Total:**

(100 points maximum) \_\_\_\_\_

### SCORING SUMMARY

Demographics \_\_\_\_\_

Project Feasibility \_\_\_\_\_

Project Impact \_\_\_\_\_

Project Strategy \_\_\_\_\_

**TOTAL SCORE:** \_\_\_\_\_

Panel Initials:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Equity Fund Manager:

\_\_\_\_\_

Date Scored:

\_\_\_\_\_