

Scoring Section	Maximum Points Available	Your Proposed Score	Comments
A. Use of donated government or other properties	5.0 (variable)		1.0 point if transferred by federal government agency. Up to 5.0 points if site is transferred at 50% or less of Fair Market Value as documented by an independent appraisal. % of the 5 points is based on land square footage or units.
B. Sponsorship by nonprofit or government entity	5.0 (variable)		Nonprofit sponsorship & ownership interest for entire 15-year term for rental project (1.0 or 5.0), or integrally involved for 5-year term in homeownership project (5.0). Also Revolving Loan Fund (5.0).
C. Home purchase by low- or moderate-income households	5.0 (variable)		Homeownership with pre- and post-purchase counseling; new construction or at least \$15,000 rehabilitation per unit required.
D. Targeting	20.0 (variable)		Rental Projects: Full 20.0 points if 60% or more of total units at or below 50% of AMI - sliding scale based on targeting multipliers.
			Homeownership: Full 20.0 points if 60% or more of total units at or below 60% AMI - sliding scale based on targeting multipliers.
E. Underserved Communities and Populations			
E1. Housing for Homeless	5.0 (variable)		5.0 points: at least 25% of total units reserved for homeless, or 3.0 points: 20.0 to 24.99% of total units reserved for homeless.
E2. Housing in Rural Areas	5.0 (fixed)		Points are fixed. Depends on address/ USDA classification.
E3. Rental housing for extremely low-income households	5.0 (variable)		Points based on the % of total units reserved for ELI households. 5.0 points: minimum of 20% of total units reserved for ELI, 4.0 points: 15.0 to 19.99 % of total units reserved for ELI, 3.0 points: 10.0 to 14.99 % of total units reserved for ELI. Not eligible for points if requesting homeless points.
F. Creating Economic Opportunity			
F1. Promotion of Empowerment	8.0 (variable)		Up to 8.0 points based on the number of empowerment services. 2.0 points for each service. Maximum of four services.
F2. Residential Economic Diversity	5.0 (fixed)		Low-income units in a high-income census tract or high-income units in a low-income census tract. Depends on address/FFIEC.

G. Bank District Priorities			
G1. Member Financial Participation	12.0 (variable)		Up to 10.0 points based on ratio of participation to total subsidy requested.
			Additional 2.0 points for loan term = 15 years or greater. Sliding scale of points based on term.
G2. Inclusion of minority- and women-owned business enterprises on the development team	5.0 (variable)		Points based on the number of MWBE on the development team (five specific development team roles). 5.0 points: 3 MBE/WBE, 3.5 points: 2 MBE/WBE, 2.0 points: 1 MBE/WBE. Alternatively, 1.5 points for lead sponsor diversity/inclusion plan.
G3. Effectiveness (Subsidy Per Unit)	5.0 (variable)		Leverage category. Points based on separate rental and homeownership subsidy ranges in application.
H. Community Stability, including Affordable Housing Preservation (up to 20.0 points)			
H1. Preservation, Reuse, or Rehabilitation	5.0 (variable)		Preservation of existing affordable housing (up to 5.0 points), revolving loan fund owner-occupied housing (2.5 points fixed), or reuse/historic rehabilitation (2.5 points fixed).
H2. Smart Growth	5.0 (variable)		Up to 5.0 points maximum. Location/Site (up to 2.0 points), Brownfields (1.0 point), Infill development (1.0 point), Bicycle facilities (1.0 point), Location near diverse resources (1.0 point), Density (up to 1.5 points), Transit access/services (up to 1.5 points).
H3. Sustainability and Climate Resiliency			
H3a. Sustainable Development Building Practices	2.5 (variable)		Up to 2.5 points maximum. Materials-regional sourcing (0.5 points), Materials-recycled content (1.0 point), Materials-building re-use (0.5/1.0 points), Passive solar design (1.5 points).
H3b. Efficient and Healthy Building Operations	5.5 (variable)		Up to 5.5 points maximum. Better building envelope sourcing (1.5 points), High-efficiency heating and cooling (1.0 point), Improved ventilation (1.0 point), Indoor water use reduction (1.0 point), Outdoor water use reduction (1.0 point).
H3c. Resilience	2.0 (variable)		Up to 2.0 points maximum. Stormwater management (1.0 point), Heat island mitigation (1.0 point), Broadband/internet (1.0 point), Assessment and planning (2.0 points).
TOTAL SCORE	100.0		

See FHLBank Boston 2021 AHP Implementation Plan for Detailed Scoring Guidelines.