

Data-Driven Selection of HOME & HTF Applicants

DOH Housing Development Scoring Criteria

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COLORADO
Department of Local Affairs

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Application Cycles & Application Review

tQuarterly applications

- Typically offer Federal Funds in late winter/early spring

Application reviews

- 45 day app review
- 90 day contracting timeline



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Core Point Allocation (80 total)

30

Management Capacity

Team track record & past DOH compliance

20

Leveraged Funds

Request percentage against project cost

10

Cost Reasonableness

Total development cost per unit range

10

Energy Efficiency

EGC Plus, DOE ZERH, NGBS Emerald

10

Accessibility

Exceeding accessibility minimums

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Management Capacity & Track Record

Team experience

- Demonstrated affordable housing expertise across partner teams.
- Evaluation of bios, resumes, and project typology familiarity.

Compliance history

- Clean record with DOH monitoring and reporting mandates.
- Penalties for repeat findings or technical assistance escalation.

Organizational stability

- Stable leadership and sustained staff retention rates.
- Assessment of operational resilience through project turnover.

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Leveraged Funds Benchmarks

Standard Rental Max DOH funding ask of total development cost	10%
Rural Rental (Non-LIHTC) Max DOH funding ask of total development cost	11%
Homeownership Max DOH funding ask of total development cost	15%

Commitment Scoring Tier

20 Points
Below benchmark asking rate with ALL funding sources committed

10 Points
Below benchmark asking rate with pending funding commitments

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Cost Reasonableness (Total Development Costs Per unit)

Measured against the DOH published biennial cost range in the current Application Instructions.

10 Pts
Demonstrates superior per-unit cost discipline and efficiency.

5 Pts
Within acceptable cost range limits under published benchmarks.

0 Pts
Exceeds the maximum per-unit development cost threshold.

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Energy Efficiency Certifications

Tier 1 Standard — 10 Points

EGC Plus
Enterprise Green Communities Certification Plus
DOE Efficient Homes
Zero Energy Ready Homes
DOE Efficient Homes
Zero Energy Ready Homes

Tier 2 Standard — 5 Points

NGBS Silver / Gold
Mid-level Green Building Standards
Energy Star NextGen
EPA Certified New Homes
Standard EGC
Baseline Enterprise Green Communities

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Accessibility Minimums

Minimum Unit Thresholds

10%
Minimum unit threshold (always rounded up)
4%
Minimum unit threshold (always rounded up)

Scoring Tiers

10 Points
Exceeds Minimums
Both mobility & sensory categories
5 Points
Meets Minimums
Meets exact statutory percentages

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Bonus Frameworks

Early Childhood (+4 Pts)
Childcare partner identified on-site

Transit Connections (+2 Pts)
Close proximity to transit corridors

Sustainable Infill (+2 Pts)
Existing community infrastructure use

Innovative Delivery (+2 Pts)
Modular fabrication or 3D printing

Planning Alignment (+2 Pts)
Conforms to DLG grant planning

Tenant Equity (+2 Pts)
Wealth-building & rent-reporting

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Contact information

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Thank You!