

Affordable Housing Funding Rubric

This rubric was developed by the Lighthouse Initiative at Community Spring to evaluate spending on affordable housing. It focuses on three key criteria - income level, producing/preserving units, and length of affordability. It is meant to be a tool for assessing the effectiveness of government investments in affordable housing, not individual projects. For example, it could be used to evaluate annual funding allocations to a Housing Trust Fund, but not a specific housing development.

Income Level (5 points)	
<i>The greatest need for affordable housing is among very low-income households, but funding is often directed to higher-income households whose needs are both less severe and can be met with other policy changes (e.g. inclusionary zoning) that don't require government funding.</i>	
How much of the funding will be targeted to very low-income households (50% AMI or below)?	100% = 5 points
	85-99% = 4 points
	70-84% = 3 points
	55-69% = 2 points
	40-54% = 1 point
	<40% = 0 points
Producing & Preserving Units (3 points)	
<i>The most useful affordable housing resources are actual units of housing, but funding is often directed to programs that are housing-related (e.g. home repairs, efficiency upgrades) and don't actually produce or preserve housing units.</i>	
How much of the funding will be used to produce or preserve actual units of housing?	100% = 3 points
	70-99% = 2 points
	40-69% = 1 point
	<40% = 0 points
Length of Affordability (2 points)	
<i>Some affordable housing resources are only required to be affordable for a short period of time, and when that period expires those units become market-rate.</i>	
What is the average length of affordability that is required?	Permanently = 2 points
	30+ years = 1 point
	<30 years = 0 points
Total Score	____/10 points

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The following examples are meant to show how different funding allocations from a hypothetical Housing Trust Fund would score using these criteria. Real-world examples will be more complex, but the same rules apply.

- **Example 1:** All funds are allocated to rehabilitating rental housing, 50% targeted to very low-income households (50% AMI), and affordable at that income level for 30 years
 - Income Level: 1 points
 - Producing and Preserving Units: 3 points
 - Length of Affordability: 1 points
 - **Total Score: 5 points**

- **Example 2:** All funds are allocated to construction of new single family homes, targeted to moderate-income households (120% AMI), and affordable at that income level for 10 years
 - Income Level: 0 points
 - Producing and Preserving Units: 3 points
 - Length of Affordability: 0 points
 - **Total Score: 3 points**

- **Example 3:** All funds are allocated to housing vouchers, targeted to extremely low-income households (30% AMI), and affordable at that income level permanently
 - Income Level: 5 points
 - Producing and Preserving Units: 0 points
 - Length of Affordability: 2 points
 - **Total Score: 7 points**

- **Example 4:** All funds are allocated to home repairs, targeted to very low-income households (50% AMI), with no required length of affordability
 - Income Level: 5 points
 - Producing and Preserving Units: 0 points
 - Length of Affordability: 0 points
 - **Total Score: 5 points**

- **Example 5:** All funds are allocated to construction of new rental housing, targeted to very low-income households (50% AMI), and affordable at that income level permanently
 - Income Level: 5 points
 - Producing and Preserving Units: 3 points
 - Length of Affordability: 2 points
 - **Total Score: 10 points**