

# HOUSING PERFORMANCE SCORES

## LOCAL PLANNING HANDBOOK

The Metropolitan Council Housing Performance Scores are calculated on an annual basis for all of the region's cities and townships. The Scores assess and recognize local efforts in developing and maintaining affordable housing and in supporting low- and moderate-income households through a variety of programs and services. The Scores also provide critical information on new affordable housing throughout the metro.

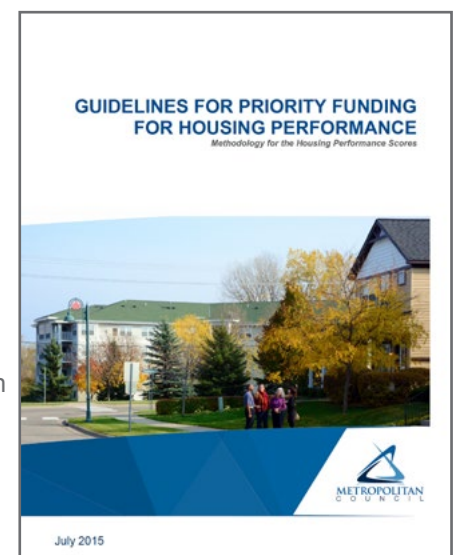
The Council uses the Scores to give priority for funding in the Livable Communities Demonstration Account and Tax Base Revitalization Account to communities that are maintaining or expanding their supply of affordable housing and using fiscal, planning, and regulatory tools to promote affordable and mixed-income housing. At the same time, the Council assists affordable housing development in cities struggling with housing performance, giving preference under the Local Housing Incentives Account to cities with lower Scores. The Scores also constituted 7% of the total points available in the 2014 Regional Solicitation for transportation funding.

## REVISED GUIDELINES FOR CALCULATING SCORES AND A NEW SURVEY

With the adoption of the Council's 2040 Housing Policy Plan, the Council also updated the methodology for calculating the Scores as detailed in the [Guidelines for Priority Funding for Housing Performance](#).

The Council also revised the Affordable Housing Production Survey, a primary means of collecting data for the Scores. Some of the key improvements are:

- Cities will receive surveys with a significant amount of info 'pre-populated' with data gathered from various sources
- The tool is auto-calculating, assigning scores based on Council or local user inputs, increasing transparency as to how particular scoring elements in the Guidelines result in Housing Performance Score



## OVERALL HOUSING PERFORMANCE SCORES METHODOLOGY AND STRUCTURE

The Guidelines criteria use a 100-point scale, with 0 indicating a lack of any housing activity and 100 reflecting outstanding performance in meeting affordable housing goals, providing housing-related services, and approving and contributing to housing development, redevelopment, rehabilitation, and preservation. The 100 available points are broken down into four primary areas:

- Recent new construction projects completed in the last 10 years (0-35 points)\*
- Recent preservation projects in last 10 years or substantial rehabilitation in last 3 years (15-50 points)\*
- Housing programs and policies in place and in use in the last 5 years (0-25 points) and
- Characteristics of the existing housing stock (0-25 points)

*\* For the first two categories, the max points achievable will be determined by Community Designation or by a community's forecasted household growth (see Guidelines for additional detail).*

## “HOLD HARMLESS” PROVISION & SCHEDULE FOR RECALIBRATION OF THE GUIDELINES & SCORES

In recognition that substantial changes to the methodology could cause some communities' score to rise and others to fall, the Council has adopted a 'hold harmless' provision for the transition year of 2015. Under this provision, no community's score will drop below the average of their last 5 years' Housing Performance Scores. The Council has also committed to reviewing and calibrating the methodology every two years, beginning in 2016, to ensure that it is performing as intended.

## WHAT HOUSING EFFORTS COUNT TOWARD THE SCORE?

For a number of years, the Council has used a single threshold of 60% of Area Median Income (AMI) in its Housing Performance Scores, limiting the housing efforts that count toward the Scores. In keeping with the 2040 Housing Policy Plan's "multiple AMI band" approach, the Scores will now include four income bands earning points for all affordable production or preservation at or below 80% of AMI and including homeownership activities up to 115% of AMI as summarized below.

30% of AMI & Below	31-50% of AMI	51-80% of AMI	81-115% of AMI
Owner- or renter-occupied	Owner- or renter-occupied	Owner- or renter-occupied	Owner-occupied only
These activities earn the highest points	These activities earn moderate points	These activities earn moderate points	These activities earn fewer points

## WHEN DO THE NEW CHANGES TAKE EFFECT?

Cities and townships will receive the new Affordable Housing Production Survey and Scoring Tool in fall of 2015. For additional information, please visit our webpage at: [metro council.org/housing/thescore](http://metro council.org/housing/thescore).

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