



Texas Community Development Block Grant Program

Community Development (CD) Fund

Verified Scoring Factors

Available for selection by 2026 Unified Scoring Committee

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Factors listed in this guide have been pre-approved as “objective and verifiable” and therefore may be considered for selection by the Unified Scoring Committee.

Needs/Distress Factors – Poverty Rate

Factor & Methodology	Data Source
What is the poverty rate of the applicant? Methodology: Poverty rate may be determined by reviewing the U.S. Census 20XX American Communities Survey (ACS) 5 year estimate, table S1701 for the applicant. Once this information is obtained for, the poverty rate for each applicant is calculated by dividing the total number of persons at or below the designated poverty level by the population from which poverty persons was determined. Once this has been determined, the average poverty rate of the applicants is determined by dividing the sum of all poverty rates by the number of applicants. Next, a base is determined by multiplying the average poverty rate by a constant such as 1.25 to represent 125%. The poverty rate is then divided by the base for each applicant to determine their poverty factor. Finally, to determine scores the poverty factor for each applicant is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum. Note: This factor was selected by USC for 2025-2026 application cycle	ACS Data – Table S1701
What is the Applicant’s most recent LMISD percentage as compared to the average LMISD percentage of all applicants? Methodology: Applicants LMISD percentage may be determined by reviewing the most recent Low- to -Moderate Income Summary Data (LMISD) published by HUD for the Applicant’s PLACE geography (entire jurisdiction). Once this has been determined, the average LMISD percentage of the applicants is calculated by dividing the sum of all LMISD percentages by the number of applicants. Next, a base is determined by multiplying the average LMISD % by 1.25 to represent 125%. The LMISD % for each applicant is then divided by the base to determine the Factor. Finally, to determine scores the Factor for each applicant is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum. Note: Cities will be compared to all cities, and counties will be compared to all counties	Most recent LMISD published
What is the Applicant’s most recent LMISD percentage for their jurisdiction? Methodology: Applicants LMISD percentage may be determined by reviewing the most recent Low- to -Moderate Income Summary Data (LMISD) published by HUD for the Applicant’s PLACE geography (entire jurisdiction). Once this has been determined, points shall be calculated as follows: Points Received = LMI % multiplied by total maximum allowable points.	Most recent LMISD published

Need/Distress Factors – Unemployment Rate

Factor & Methodology	Data Source
What is the unemployment rate for the Applicant? Methodology: The unemployment rate for the Applicant may be determined by reviewing data from Table DP03. Next, the average unemployment rate of the applicants is determined by dividing the sum of all unemployment rates by the number of applicants. Next, a base is determined by multiplying the average unemployment rate by a constant such as 1.25 to represent 125%. The unemployment rate is then divided by the base for each applicant to determine their unemployment factor. Finally, to determine scores, the unemployment factor for each applicant is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum.	Census Data, Table DP03
Is the Applicant's unemployment rate below the state average unemployment rate? Methodology: Unemployment rate shall be determined by reviewing the 20XX American Community Survey (5-Year Estimate) data for the applicant's jurisdiction. Each applicant shall be compared to the State of Texas's per capita income as per the 20XX American Community Survey, DP03. Awarded if Applicant's unemployment rate exceeds the state's unemployment rate using the following calculation: 1. Applicant's unemployment rate divided by Texas unemployment rate = % UNEMP 2. Subtract the Applicant's % UNEMP from 1 to calculate the Applicants UNEMP Factor. 3. UNEMP Factor multiplied by [maximum points allowable] = Points Received Applicants whose Unemployment rate is below the statewide unemployment rate shall receive zero (0) points.	ACS Data, Table DP03

Need/Distress Factors – Previous Funding

Factor & Methodology	Data Source
Has the applicant been funded in the previous X CD application cycles? (Previous funding in CD Program) Methodology: Data source documentation will be reviewed and points will be assigned. Multi-jurisdiction applications will be scored based on whether the same multijurisdictional applications were submitted and/or funded for a fixed period Note: This factor was selected by USC for 2025-2026 application cycle	TDA Tracking System Report
What is the total amount of TxCDBG funds during the last X-years TxCDBG CD Cycle? (Previous funding in all TxCDBG Programs) Methodology: The TDA Tracking System Report will be reviewed to determine the total amount of TxCDBG funds awarded from TxCDBG funds awarded during the period of the last X-year TxCDBG cycle. The TDA Tracking System Report will exclude Planning / Capacity Building Fund, STEP Fund, and Disaster/Urgent Need funding. Projects that include multiple jurisdictions - the applicant with the largest percentage (%) of beneficiaries will be considered the applicant of record.	TDA Tracking System Report

Need/Distress Factors – Per Capita Income

Factor & Methodology	Data Source
What is the per capita income of the Applicant? Methodology: Per capita income may be determined by reviewing the U.S. Census American Communities Survey (ACS) 5 year estimate. Once this information is obtained, the average annual per capita income is calculated by dividing the sum of all annual per capita incomes by the total number of applicants. Next, a base is set to provide a constant for the equation. The base is calculated by multiplying the average per capita income by a set number such as .75 to represent 75%. The base is then divided by the annual per capita income for each applicant. This number is referred to as the annual per capita income factor. Finally to determine the score for each applicant the annual per capita income factor is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum.	ACS Data, Table B19301
Is the applicant's per capita income below the state average per capita income? Methodology: Per capita income shall be determined by reviewing the 20XX American Community Survey (5-Year Estimate) data for the applicant's jurisdiction population*. Each applicant shall be compared to the State of Texas's per capita income as per the 20XX American Community Survey, B19301. Awarded if the Applicant's per capita income is lower than the statewide per capita income using the following calculation: 1. Applicant's Per Capita Income (PCI) divided by Texas PCI = PCI % 2. Subtract PCI % from 1 to calculate Applicant's PCIFactor 3. PCIFactor multiplied by [maximum points allowable] = Points Received Applicants whose Per Capita Income is above statewide Per Capita income shall receive zero (0) points.	ACS Data, Table B19301

Need/Distress Factors – Median Household Income

Factor & Methodology	Data Source
What is the Median Household Income of the Applicant? Methodology: Median Household Income may be determined by reviewing the U.S. Census American Communities Survey (ACS) 5 year estimate. Once this information is obtained, the average annual Median Household Income (MHI) is calculated by dividing the sum of all annual MHI's by the total number of applicants. Next, a base is set to provide a constant for the equation. The base is calculated by multiplying the average MHI by a set number such as .75 to represent 75%. The base is then divided by the annual MHI for each applicant. This number is referred to as the MHI factor. Finally to determine the score for each applicant the annual MHI factor is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum.	ACS Data
Is the applicant's Median Household Income below the state average per capita income? Methodology: Median Household Income (MH) shall be determined by reviewing the 20XX American Community Survey (5-Year Estimate) data for the applicant's jurisdiction population*. Each applicant shall be compared to the State of Texas's MHI as per the 20XX American Community Survey. Awarded if the Applicant's median household income is lower than the statewide median household income, using the following calculation: 1. Applicant's Median Household Income (MHI) divided by Texas MHI = MHI % 2. Subtract MHI % from 1 to calculate Applicant's MHI Factor 3. MHI Factor multiplied by [maximum points allowable] = Points Received Applicants whose Median Household Income is above statewide Median Household Income shall receive zero (0) points.	ACS Data

Resource Factors – Match

Factor & Methodology	Data Source
What is the applicant’s match amount? Methodology: Applicants that are incorporated cities will be scored based on “CITY POPULATION” table. Applicants that are Counties (regardless of benefit area location) will be scored based on “COUNTY POPULATION” table. Note: This factor was selected by USC for 2025-2026 application cycle For example, the following scale may be used or modified for use: City Applicants: Applicant(s) population equal to or less than 1,500 according to most recent ACS data and ALL county applicants (regardless of population): Match equal to or greater than 5% of grant request Match at least 4% but less than 5% of grant request Match at least 3% but less than 4% of grant request Match at least 2% but less than 3% of grant request Match less than 2% of grant request Applicant(s) population equal to or less than 3,000 but over 1,500 according to most recent ACS data: Match equal to or greater than 10% of grant request Match at least 7.5% but less than 10% of grant request Match at least 5% but less than 7.5% of grant request Match at least 2.5% but less than 5% of grant request Match less than 2.5% of grant request Applicant(s) population equal to or less than 5,000 but over 3,000 according to most recent ACS data: Match equal to or greater than 15% of grant request Match at least 11.5% but less than 15% of grant request Match at least 7.5% but less than 11.5% of grant request Match at least 3.5% but less than 7.5% of grant request Match less than 3.5% of grant request Applicant(s) population over 5,000 according to most recent ACS data: Match equal to or greater than 20% of grant request Match at least 15% but less than 20% of grant request Match at least 10% but less than 15% of grant request Match at least 5% but less than 10% of grant request Match less than 5% of grant request	Applicant’s Resolution or 3rd Party Commitment letter Census Data – B01003
Is the applicant or the service provider leveraging funds from other source? Methodology: The commitment letters from a State source, Federal Source or other outside sources will be reviewed to determine the amount of leverage of funds injected into the project. In order to receive points under this criterion, the leveraging must be a minimum of 1% of the TxCDBG funds requested. For purposes of this criterion, leveraged funds include equipment, materials, and cash from sources other than the requesting entity. To calculate the leverage minimum, the following formula will be used: Leveraged Funds/TxCDBG Funds Requested = Percent Leveraged	Letter of Commitment from State, Federal, or other outside sources

What is the applicant's match amount? Methodology: Applicants that are incorporated cities will be scored based on "CITY POPULATION" table. Applicants that are Counties (regardless of benefit area location) will be scored based on "COUNTY POPULATION" table. For example, the following scale may be used or modified for use:		Applicant's Resolution or 3rd Party Commitment letter Census Data – B01003
City Applicants: Applicant(s) population equal to or less than 1,500 according to most recent ACS data: Match equal to or greater than 5% of grant request Match at least 4% but less than 5% of grant request Match at least 3% but less than 4% of grant request Match at least 2% but less than 3% of grant request Match less than 2% of grant request Applicant(s) population equal to or less than 3,000 but over 1,500 according to most recent ACS data: Match equal to or greater than 10% of grant request Match at least 7.5% but less than 10% of grant request Match at least 5% but less than 7.5% of grant request Match at least 2.5% but less than 5% of grant request Match less than 2.5% of grant request Applicant(s) population equal to or less than 5,000 but over 3,000 according to most recent ACS data: Match equal to or greater than 15% of grant request Match at least 11.5% but less than 15% of grant request Match at least 7.5% but less than 11.5% of grant request Match at least 3.5% but less than 7.5% of grant request Match less than 3.5% of grant request Applicant(s) population over 5,000 according to most recent ACS data: Match equal to or greater than 20% of grant request Match at least 15% but less than 20% of grant request Match at least 10% but less than 15% of grant request Match at least 5% but less than 10% of grant request Match less than 5% of grant request	County Applicants: Applicant(s) population equal to or less than 6,000 according to most recent ACS data: Match equal to or greater than 5% of grant request Match at least 4% but less than 5% of grant request Match at least 3% but less than 4% of grant request Match at least 2% but less than 3% of grant request Match less than 2% of grant request Applicant(s) population equal to or less than 18,500 but over 6,000 according to most recent ACS data: Match equal to or greater than 10% of grant request Match at least 7.5% but less than 10% of grant request Match at least 5% but less than 7.5% of grant request Match at least 2.5% but less than 5% of grant request Match less than 2.5% of grant request Applicant(s) population equal to or less than 18,500 but over 55,000 according to most recent ACS data: Match equal to or greater than 15% of grant request Match at least 11.5% but less than 15% of grant request Match at least 7.5% but less than 11.5% of grant request Match at least 3.5% but less than 7.5% of grant request Match less than 3.5% of grant request Applicant(s) population over 55,000 according to most recent ACS data: Match equal to or greater than 20% of grant request Match at least 15% but less than 20% of grant request Match at least 10% but less than 15% of grant request Match at least 5% but less than 10% of grant request Match less than 5% of grant request	
Is the applicant or the service provider leveraging funds from other source? Methodology: The commitment letters from a State source, Federal Source or other outside sources will be reviewed to determine the amount of leverage of funds injected into the project. In order to receive points under this criterion, the leveraging must be a minimum of 1% of the TxCDBG funds requested. For purposes of this criterion, leveraged funds include equipment, materials, and cash from sources other than the requesting entity. To calculate the leverage minimum, the following formula will be used: Leveraged Funds/TxCDBG Funds Requested = Percent Leveraged		Letter of Commitment from State, Federal, or other outside sources

Resource Factors – Financial Capacity

Factor & Methodology	Data Source
What is the per capita bonded indebtedness for the applicant as compared to the average of the per capita bonded indebtedness of all applicants? Methodology: This score is determined by comparing the per capita bonded indebtedness to the average per capita bonded indebtedness of all applicants. The calculation considers the applicant's per capita bonded indebtedness compared to the average per capita bonded indebtedness of all applicants. The applicant's bonded indebtedness is derived from the applicant's most current Comprehensive Annual Financial Report issued within the twenty (25) months of the application date. The applicant population is determined from 20XX American Community Survey, U.S. Census Bureau. The applicant's per capita bonded indebtedness is arrived by dividing the total bonded indebtedness by the applicant's total population. The average per capita bonded indebtedness for all applicants is determined by totaling the bonded indebtedness of all applicants and then dividing by the total population of all applicants. The applicant's per capita bonded indebtedness percentage is determined by dividing the applicant's per capita bonded indebtedness by the average per capita bonded indebtedness for all applicants. Bonded indebtedness - shall include, in addition to the principle, any interest accrued for this debt.	Most current comprehensive annual financial report Census Data – B01003
Has the applicant or the service provider increased utility rates or the ad valorem tax rate in the time period between X/X/20XX and the application deadline? Methodology: Applicant information related to a utility rate or ad valorem tax rate will be reviewed and points will be assigned. Applicant must provide the official public record to document that a utility rate or the ad valorem tax rate above the effective tax rate has been raised at least once between X/X/20XX, and the application deadline. Applicant must also provide official public record or a certified statement from the governing body of the applicant to document the utility rate in 20XX for comparison.	Evidence of utility or tax rate increase Application, Project Details
Is the service provider collecting the maximum sales tax allowable by law, if eligible? Methodology: This score is determined by reviewing the data source/information submitted by applicant to score and then points will be assigned accordingly. Maximum Sales Tax Allowable By Law: The State of Texas maximum sales tax allowable by law is 8.25% and is the combined state sales and use tax of 6.25% and the local sales and use tax of 2%. For this scoring question, only the local sales and use tax (2% maximum) is under consideration.	Evidence of tax rate

Resource Factors – Per Capita Property Taxable Value

Factor & Methodology	Data Source
What is the per capita property taxable value for the applicant's jurisdiction as compared to the average per capita property taxable value of all applicants for the region? Methodology: This score is determined by comparing the applicant's per capita net taxable property value to the average per capita net taxable property value of all applicants. The calculation considers the difference in the applicant's per capita net taxable property value to the average per capita net taxable property value of all applicants. The applicant's net taxable property value is derived from the 20XX net taxable property values as published each County Appraisal District. The applicant's per capita net taxable property value is derived by dividing the net taxable property value by the applicant's population. The average per capita net taxable property value of all applicant's is derived by totaling the net taxable property value of all applicants and then dividing by the total population of all applicants. The applicant's per capita percentage of the regional per capita average is determined by dividing the applicant's per capita net taxable property value by the average region per capita net taxable property value. Next, subtracting the applicant's percentage of the region average from 100% determines the applicant's percentage below the region average. (Cities will be compared to all Cities and Counties will be compared to all Counties)	Application, Project Details Official public record of action of the appropriate governing body
Does the service provider collect a property tax? Methodology: The applicant's property tax rate for 20XX will be compared to the property tax rate for 20XX. The 20XX property tax rate will be divided by the 20XX property tax rate. The percentage derived will be subtracted from 100% to determine the percentage increase. % increase in property tax rate multiplied by [maximum points allowed] = Points Received	Evidence of property tax rate
What percentage increase has the applicant experienced in its taxable property valuation for 20XX? Methodology: The applicant's property valuation for 20XX will be compared to the property valuation for 20XX. The 20XX property valuation will be divided by the 20XX property valuation. The percentage derived will be subtracted from 100% to determine the percentage increase and rounded to one decimal point. A certification for the property valuations for 20XX and 20XX from the applicant's Chief Appraiser/Tax Collector shall be provided.	Application Official public record of action of the appropriate governing body

Default Scoring Factors – 130 Points (Maximum)

Pursuant to 4 TAC §30.50 (f) (3) (B) - In the event the Unified Scoring Committee (USC) fails to approve an objective scoring methodology to the satisfaction of the department consistent with the requirements in the current TxCDBG Action Plan, the Department will establish a scoring methodology using the factors identified below.

Previous Funding – 60 Points (Maximum)	
Has the applicant been funded in any of the three previous (3) Community Development Fund application cycles?	
Methodology: The TDA tracking system report will be reviewed and points will be assigned. The total number of times an applicant has been funded during the previous three funding cycles will be counted to determine applicant's eligibility for points under this section.	
The applicant has not received funding during the previous three funding cycles	60 Points
The applicant has been funded once (1x) during the previous three funding cycles	40 Points
The applicant has been funded twice (2x) during the previous three funding cycles	20 Points
The applicant has been funded three times (3x) during the previous three funding cycles	0 Points
Match – 50 Points (Maximum)	
What is the applicant's match amount?	
Methodology: Applicants that are incorporated cities will be scored based on "CITY POPULATION" table. Applicants that are Counties (regardless of benefit area location) will be scored based on "COUNTY POPULATION" table.	
CITY POPULATION	
Applicant(s) population equal to or less than 1,500 according to most recent ACS data and ALL county applicants (regardless of population):	
Match equal to or greater than 2% of grant request	50 Points
Match at least 1.5% but less than 2% of grant request	40 Points
Match at least 1% but less than 1.5% of grant request	30 Points
Match at least 0.5% but less than 1% of grant request	20 Points
Match less than 0.5% of grant request	10 Points
Applicant(s) population equal to or less than 5,000 but over 1,500 according to most recent ACS data:	
Match equal to or greater than 5% of grant request	50 Points
Match at least 4% but less than 5% of grant request	40 Points
Match at least 3% but less than 4% of grant request	30 Points
Match at least 2% but less than 3% of grant request	20 Points
Match less than 2% of grant request	10 Points

Applicant(s) population equal to or less than 10,000 but over 5,000 according to most recent ACS data:	
Match equal to or greater than 10% of the grant request	50 Points
Match at least 7.5% but less than 10% of the grant request	40 Points
Match at least 5% but less than 7.5% of the grant request	30 Points
Match at least 2.5% but less than 5% of the grant request	20 Points
Match less than 2.5% of the grant request	10 Points
Applicant(s) population over 10,000 according to most recent ACS data:	
Match equal to or greater than 15% of the grant request	50 Points
Match at least 11.5% but less than 15% of the grant request	40 Points
Match at least 7.5% but less than 11.5% of the grant request	30 Points
Match at least 3.5% but less than 7.5% of the grant request	20 Points
Match less than 3.5% of the grant request	10 Points
Poverty Rate - 20 Points (Maximum)	
What is the poverty rate of the applicant?	
Methodology: Determined by reviewing the most recent U.S. Census American Community Survey (ACS) 5-year estimate Table S1701 for the applicant.	
1. The poverty rate for each applicant is calculated by dividing the total number of persons at or below the designated poverty level by the population from which impoverished persons was determined. Once this has been established, the average poverty rate is determined by dividing the sum of all poverty rate by the number of applicants. 2. A base is calculated by multiplying the average poverty rate by 1.25 3. The poverty rate of each applicant is then divided by the base to determine each applicant's poverty factor 4. The poverty factor for each applicant is multiplied by the total maximum allowable points. Any applicants exceeding the total allowed points will be capped at the maximum.	20 Points (Max)
Note: Cities will be compared to all cities, and counties will be compared to all counties	