

SCORING SUMMARY

COMPLETION & SUBMISSION OF THIS SCORING SUMMARY IS MANDATORY

MSHDA may reject applications that contain material errors in documentation, incomplete information, or inconsistencies.

Shaded areas are for MSHDA use only.

Project Name:	
City/Twp:	
County:	
<u>Self-identification</u> (check all that apply): 1. Detroit, Hamtramck, Highland Park (DHHP) <input type="checkbox"/> 2. Poverty Distressed Cities (PDC) <input type="checkbox"/> 3. Permanent Supportive Housing – Set-Aside <input type="checkbox"/> 4. Cool Cities, Michigan Main Street or Next Detroit Neighborhood Initiative <input type="checkbox"/> 5. Preservation <input type="checkbox"/> 6. Underserved Populations – Native American <input type="checkbox"/> 7. Underserved Populations – Affordable Assisted Living <input type="checkbox"/> 8. Tax Exempt Bond Financing <input type="checkbox"/> 9. Elderly – Statutory Set-Aside <input type="checkbox"/> 10. Nonprofit – Statutory Set-Aside <input type="checkbox"/> 11. Rural housing – Statutory Set-Aside <input type="checkbox"/> 12. Eligible distressed area – Statutory Set-Aside <input type="checkbox"/> 13. Rolling Allocation Process <input type="checkbox"/>	Funding Round: Point Self Score: MSHDA Point Score: <div style="background-color: #cccccc; height: 100px; width: 100%;"></div>

Selection Criteria	Possible Points	Self Score	Awarded
A. Project Location			
<p>1. Housing Needs Characteristics</p> <p>a. Housing Needs Score (From www.michigan.gov/mshda) Census tract(s) #: _____</p> <p>b. County Needs Score</p>	<p>10</p> <p>5</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>
<p>2. Locality/Neighborhood</p> <p>Points will be awarded to projects that are located in any of the following designated areas. Applicants will receive 1 point for each designation up to a maximum of 5 points total.</p> <ul style="list-style-type: none"> ▪ Empowerment Zone*** <input type="checkbox"/> ▪ Enterprise Community*** <input type="checkbox"/> ▪ Renaissance Zone <input type="checkbox"/> ▪ Core Community <input type="checkbox"/> ▪ Cool Cities Neighborhood <input type="checkbox"/> ▪ Renewal Community*** <input type="checkbox"/> ▪ Qualified Census Tract <input type="checkbox"/> ▪ Difficult to Development Area <input type="checkbox"/> ▪ Next Detroit Neighborhoods <input type="checkbox"/> ▪ Michigan Main Street <input type="checkbox"/> <p>Documentation must be provided in Exhibit 18. Include census tract numbers where applicable.</p> <p>To Determine Points, Go To: http://www.mshda.info/mfca_pnts/</p> <p>Currently the locations of Michigan Main Street districts are not included on the above website. Please refer to the following website to determine if your project qualifies for this designation: (www.michiganmainstreetcenter.com)</p> <p>***Please note that these designations expired as of 12/31/2009. Currently, there is proposed legislation to extend some of these designations. Should this or similar legislation pass to extend these designations or create successor programs, consideration will be given for projects located in these areas or areas defined under those successor programs.</p>	<p>5</p>	<p>_____</p>	<p>_____</p>

Selection Criteria			Possible Points	Self Score	Awarded
B. Project Financing					
<p>1. Tax Abatement</p> <p>A project application that submits evidence of local support in the form of tax abatement may receive points according to the chart below. These points will also be available to acquisition/rehabilitation/preservation projects for which tax abatement has previously been in place and the municipality has extended.</p> <p>To receive any points for tax abatement, any project specific tax abatement ordinance or area-wide tax abatement ordinance with a qualifying resolution submitted with an application must meet Authority requirements and must state the length of time the PILOT will be in effect (minimum of 15 years). Projects located in the City of Detroit must submit the project specific tax abatement resolution or a copy of the Detroit tax abatement ordinance, and a letter from the City of Detroit stating that the project is eligible for tax abatement. If location in a Renaissance Zone is presented as evidence of tax abatement, the project must document that tax abatement will be effective for the 15 year compliance period.</p> <p>Points will be awarded under the highest applicable category, not under multiple categories.</p>			15	_____	_____
Tax Abatement Categories	Elderly Project	Family, Permanent Supportive Housing			
Letter from municipality stating that the PILOT ordinance will be in effect for 15 years or more, it is on the approving board's agenda, and the date that the PILOT is expected to be approved	3 Points	6 Points			
Project-specific tax abatement ordinance in place for the entire 15 year compliance period	5 Points	10 Points			
Project-specific tax abatement ordinance in place for longer than 15 year compliance period	10 Points	15 Points			
Projects receiving tax abatement with a rate no greater than 4%			5	_____	_____

Selection Criteria				Possible Points	Self Score	Awarded
<p>2. Federal, State, or Local Funding</p> <p>Projects utilizing financing or contributions from federal, state, or local sources (exclusive of Fannie Mae and Freddie Mac) where the credit is needed to make a project feasible and to serve very low income families (e.g., HOME, CDBG, etc.) may receive up to 15 points. Evidence of the financing (including amount, terms, and interest rate), dated within 30 days of the application due date, must be submitted with the application. To obtain points for CIP or AHP financing, a commitment letter from the FHLB must be submitted. <u>Points will be awarded only for long-term permanent financing.</u> (Refer to Section VI(A)(2) on page 14 of Primary Application)</p>				15	—	—
Funding Categories		Federal / State Historic / Brownfield Tax Credits	CIP, AHP, SHP, CDBG, HOME, NSP	MSHDA, RHS, HUD (including HOPE VI), Loan Guarantees		
Projects utilizing federal, state or local permanent financing for more than 10% of total development cost		5 Points	5 Points	5 Points		

Amount of total development cost: \$		
Type of Financing	Amount of Financing	% of TDC
1.	\$	%
2.	\$	%
3.	\$	%
4.	\$	%

Selection Criteria	Possible Points	Self Score	Awarded
C. Project Characteristics			
<p>1. Reservation for Families with Children / Community Space for Elderly Projects</p> <p>Family projects that reserve at least 10% of the two or more bedroom units* for households with children will receive 10 points. These points are not available to projects serving the elderly. (Refer to Section IV(B)(1) on page 10 of Primary Application)</p> <p>Reserved units: _____ Total 2+ bedroom units*: _____ Percentage: _____</p> <p>– or –</p> <p>Projects serving the elderly that qualify for the elderly set-aside will receive 10 points for providing community space for use by tenants. To receive points, the community room must, at a minimum, be sized at 15 square feet (net usable floor space) per residential unit. It may be used for activities such as dining, crafts, exercise, medical clinic, socializing, or any other activity or use that may benefit elderly tenants. This space is envisioned as one room or contiguous space, and does not include common space such as hallways, offices, or lobbies. A drawing identifying square footage must be submitted for <u>all</u> community space. (See Exhibit 23)</p> <p>Total residential units*: _____ Minimum square footage: _____ (Res. units X 15) Community space provided: _____</p> <p>*Including market-rate units, but excluding management units</p>	10	_____	_____
<p>2. Economic Integration</p> <p>Projects that promote economic integration by serving market rate tenants in at least 20% of residential units (exclusive of management units) will receive 5 points. Market rate units must be evenly distributed among bedroom types and buildings, except in elderly projects. The IR Code states that scattered site projects cannot include market rate units.</p> <p>Number of market rate units: _____ Total residential units*: _____ Percentage of market rate units: _____</p> <p>*Including market-rate units, but excluding management units</p>	5	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>3. Low Income Targeting</p> <p>Projects that commit to restricting units to low-income tenants will receive points for depth and breadth of targeting. Points deliberately encourage use of Project Based Rental Assistance (PBRA). The lower rent targeting must be evenly distributed among bedroom types. Also, the market rate units must be evenly distributed among bedroom types and buildings, except for elderly projects.</p> <p>When assembling the low income targeting portion of the application, applicants should be aware of the following:</p> <ul style="list-style-type: none"> • No points will be awarded for the 10% required Permanent Supportive Housing units • No more than 10% of a project’s total units may be targeted to units that are less than or equal to 30% AMI without PBRA • No more than 50% of a project’s total units may be targeted and counted toward total points without PBRA • PBRA does not include PSH-designated units that are anticipated to receive newly allocated Project Based Vouchers from MSHDA • Projects using an owner established sinking fund for rental assistance (e.g. rental subsidy reserve) will not be eligible to receive points under the project-based rental assistance portion of the scoring. <p>Points will be awarded using the Low Income Targeting Point Calculation Form (“Targeting Form”). The total points achieved on the Targeting Form should be transferred to this section and entered on the line above. The Targeting Form can be found in the Combined Application on MSHDA’s website or by clicking on the link below:</p> <p style="text-align: center;"><u>Low Income Targeting Spreadsheet</u></p> <p>Note: To receive points for units with project-based subsidy, applicants must submit evidence of project-based rent subsidy and commit to renewing the subsidy through the end of the extended use period. Due to federal regulatory restrictions, project-based vouchers allocated by MSHDA do not qualify for points under this section.</p>	50	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>4. Affordability Commitment</p> <p>Projects that agree to commit to an extended use period longer than 15 years (i.e., beyond the minimum total commitment of 15 years compliance plus 15 years extended use = 30 years) will receive 0.34 points for each additional year, up to a maximum of 5 points. Fractional points will be rounded down. Thus, a project committing to a total affordability period of 45 years would earn the maximum 5 points.</p> <p>Projects are only eligible for these points if a MSHDA-approved and legally binding deed, land trust or regulatory agreement containing and evidencing appropriate restrictions will be recorded in the county land records upon execution.</p>	5	_____	_____
<p>5. Lease/Purchase Option</p> <p>Projects that agree to offer for sale 100 percent of the housing tax credit units to tenants in such units at the end of the initial 15-year compliance period will receive 3 points. To qualify for the points, the owner must provide a detailed tenant ownership plan that complies with the Internal Revenue Code and is acceptable to the Authority. The plan must describe the terms of the right of first refusal given to the tenants, including the means of exercising the right of first refusal, the determination of the sale price for each unit and any continuing use or deed restrictions that will be imposed on the units by the seller following any such transfer.</p> <p>(Refer to Section II(B)(1) on page 1 of Primary Application) (See Tab W, LIHTC Policy #5 for qualifications)</p>	3	_____	_____
<p>6. Michigan Products</p> <p>Projects that can demonstrate the use of products and goods that are manufactured by Michigan-based corporations <u>and</u> that are incorporated into the proposed development will receive 3 points. (Submit certification from architect as Exhibit 26; See Tab HH)</p>	3	_____	_____
<p>7. Historic Rehabilitation Projects</p> <p>Projects that are completing a rehabilitation of an existing certified historic property listed on the National or State Historic Register.</p>	5	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>8. Visitable Units</p> <p>Projects that incorporate “visitability” design features into all new construction units with first floor living space or access to units by elevator will receive points. The following design items are required:</p> <ul style="list-style-type: none"> • No step entry • Barrier free parking – with ramps as needed. • Barrier free entry door • Barrier free ½ bath on first floor • Electrical switches at reachable heights • Assessable route through the first floor living space 	5	_____	_____

Selection Criteria				Possible Points	Self Score	Awarded
D. Sponsor/Management Agent Characteristics						
<p>1. Previous Experience of General Partner/LLC</p> <p>Previous successful participation by a general partner or member of a limited liability company in the proposed development utilizing the LIHTC or other programs producing low-income housing will receive the following points. Points are based on years placed in service.</p> <p>To calculate the total number of points in the chart below, use the following steps: 1) Determine the total number of points achieved under the “Total Properties” column; 2) Determine the total number of points achieved under the “Property in Michigan” column; and 3) Add these two scores together to get the total points (maximum of 30) for the previous experience of the general partner or managing member. For example, a GP has 18 total properties of which 9 are in Michigan. Score = 30 (25 points for 18 total properties, plus 5 points for 9 properties in Michigan).</p> <p>(Applicants must complete form on page 25 of primary application outlining previous experience in order to receive points under this section. Failure to accurately complete this form will result in the loss of these points. Submit form as Exhibit 11a)</p>				30	_____	_____
Project Size, Placed in Service Yrs		Total Properties	Property in Michigan			
1 Project	≥ 6 units, ≥ 5 years	4 Points	1 Point			
2-3 Projects	≥ 6 units, ≥ 5 years	7 Points	2 Points			
4-5 Projects	≥ 6 units, ≥ 5 years	10 Points	3 Points			
6-8 Projects	≥ 6 units, ≥ 5 years	13 Points	4 Points			
9-11 Projects	≥ 6 units, ≥ 5 years	16 Points	5 Points			
12-14 Projects	≥ 6 units, ≥ 5 years	19 Points	6 Points			
15-17 Projects	≥ 6 units, ≥ 5 years	22 Points	7 Points			
18 + Projects	≥ 6 units, ≥ 5 years	25 Points	8 Points			
Michigan-based business entity (organized or incorporated in Michigan and actively doing business in Michigan for at least 1 year from application date). Individuals are not eligible for these points.				2	_____	_____

Selection Criteria				Possible Points	Self Score	Awarded
<p>2. Previous Experience of Management Agent</p> <p>Previous successful participation by a management agent in managing low-income housing tax credit projects, with at least five years of experience. Points will be awarded only if the date in which management began such project(s) is included in the application, and will be based on years managed.</p> <p>To calculate the total number of points in the chart below, use the following steps: 1) Determine the total number of points achieved under the “Total Properties” column; 2) Determine the total number of points achieved under the “Property in Michigan” column; and 3) Add these two scores together to get the total points (maximum of 30) for the previous experience of the management agent. For example, a management agent manages 40 total properties, of which 25 are in Michigan. Score =30 (25 point for 40 total properties, plus 8 points (max limited to = 30) for the 25 Michigan properties).</p> <p>(Applicants must complete form on page 26 of primary application outlining previous experience in order to receive points under this section. Failure to accurately complete this form will result in the loss of these points. Submit form as Exhibit 11b)</p>				30	_____	_____
Project Size, Years Managed		Total Properties	Property in Michigan			
1 Project	≥ 6 units, ≥ 5 years	4 Points	1 Point			
2-4 Projects	≥ 6 units, ≥ 5 years	7 Points	2 Points			
5-8 Projects	≥ 6 units, ≥ 5 years	10 Points	3 Points			
9-12 Projects	≥ 6 units, ≥ 5 years	13 Points	4 Points			
13-16 Projects	≥ 6 units, ≥ 5 years	16 Points	5 Points			
17-20 Projects	≥ 6 units, ≥ 5 years	19 Points	6 Points			
21-24 Projects	≥6 units, ≥ 5 years	22 Points	7 Points			
25 + Projects	≥ 6 units, ≥ 5 years	25 Points	8 Points			
Michigan-based business entity (organized or incorporated in Michigan and actively doing business in Michigan for at least 1 year from application date). Individuals are not eligible for these points.				2	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>3. Poor Previous Participation of Applicant</p> <p>Poor previous participation on the part of the Applicant, or any related party will be penalized in the form of negative points. This includes, but is not limited to, failure to utilize a Commitment or Allocation of credit, failure to meet requirements necessary to obtain a Carryover Allocation after notification has been provided to the Authority that the requirements would be met, inability to complete a previous project within three years of first submission, foreclosure or granting of a deed in lieu of foreclosure, failure to submit Owner's Certification and compliance monitoring information, repeated failure to submit required tax credit or compliance monitoring documentation in a timely manner, or serious and repeated violation of program requirements as determined by the Authority.</p> <p><i>If these points are awarded, points for successful previous experience in Section D.1. will not be given. Negative points will be imposed on Applicants for three years following the instance of poor participation. Entities voluntarily returning an allocation of LIHTC will not be subject to the receipt of these points.</i></p>	-20	_____	_____
<p>4. Poor Previous Participation of Management Agent</p> <p>Poor previous participation on the part of the management agent will be penalized in the form of negative points. This may include, but is not limited to, failure to provide correct information on monitoring reports, failure to verify and/or calculate tenant income and rents in accordance with federal regulations, or serious and repeated violation of program requirements as determined by the Authority.</p> <p><i>If these points are awarded, points for successful previous experience in Section D.2. will not be given. Negative points will be imposed on the management agent for three years following the instance of poor participation.</i></p>	-20	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>5. Nonprofit Participation</p> <p>Projects involving nonprofit ownership will receive 5 points if all of the following criteria are met:</p> <ul style="list-style-type: none"> ▪ The nonprofit must be a 501(c) (3) or 501(c) (4) entity. ▪ The nonprofit must be a local, community-based organization with representation on its governing board from the local community in which the project is to be located, or representatives of the population it serves. ▪ The nonprofit must be organized in the State of Michigan, and must be in good standing. ▪ The nonprofit must not be affiliated with or controlled by any for-profit organization. (See IRC Section 42(h)(5)) ▪ No individuals or entities involved with or related to any potential for-profit participant in the development may be involved with or related to the creation or management of the nonprofit. ▪ The nonprofit must have been successfully engaged in the business of fostering low-income housing in its geographic area of operation, or fostering housing for the population it serves, for a minimum of three years. ▪ The nonprofit must have more than a 50% general partner interest in the proposed project, have a concomitant interest in the developer fee, and must be the managing general partner of the project. ▪ The nonprofit must be actively involved with the local community in which the project is located. ▪ The nonprofit must demonstrate the financial capacity to undertake the development of the project. <p>If there is more than one nonprofit owner, the owner with more than 50% ownership must provide the required information.</p> <p>Nonprofit Name % ownership</p> <p>_____ _____</p> <p>_____ _____</p> <p>_____ _____</p> <p>Documentation Checklist (mark all included with application)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Documentation of federal 501(c)(3) or (4) status <input type="checkbox"/> Certified Articles of Incorporation* <input type="checkbox"/> Copy of by-laws <input type="checkbox"/> List of board of directors, if applicable (including address and tenure of each board member) <input type="checkbox"/> Executed agreement between the sponsor and the non-profit if the project is a joint venture <input type="checkbox"/> Description of the non-profit's previous experience in housing (use form provided in the Primary Application) <input type="checkbox"/> Current Certificate of Good Standing* <input type="checkbox"/> Map outlining service area of non-profit. Map must clearly indicate the specific location(s) and name(s) of affiliated or proposed developments <input type="checkbox"/> Narrative describing the non-profit's involvement in the local community <input type="checkbox"/> Proof of CHDO approval (if applicable) <p>* Dated within 30 days of application due date</p>	5	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
E. Readiness to Proceed			
<p>1. Ability to Proceed</p> <p>Projects will be given points if they provide evidence of the following:</p> <ul style="list-style-type: none"> a. Firm commitment for all sources of financing that is dated within 30 days of application due date and is accepted by the sponsor (for Authority financing, documentation indicating an official Notice to Proceed). (Attach as Exhibit 9) b. Evidence from the municipality that the proposed site is already properly zoned for the intended use.¹ (Attach as Exhibit 3) c. Evidence from the municipality that the proposed site has received site plan approval.² (Attach as Exhibit 16) 	<p>5</p> <p>5</p> <p>5</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>
<p>2. Hard Equity Commitment</p> <p>Projects that can demonstrate a Hard Equity Commitment from an investor (as defined in the Definitions Policy Statement – Policy Bulletin #1) will receive 125 points, unless applying under the Rolling Allocation Process. To receive these points, the hard equity commitment must be accepted by the Sponsor, and documentation must be submitted from the Syndicator/Investor indicating the Sponsor’s acceptance. The hard equity commitment may be conditioned upon award of credits.</p> <p>Projects receiving consideration under this category will also be required to provide documentation as specified in Section XI. of the QAP within 75 days of the issuance of the Reservation by the Authority. No waiver of this deadline will be granted.</p> <p>Additionally, projects receiving points under this category will also be required to proceed to closing and disbursement of the construction loan or equity syndication proceeds and, within 120 days of the issuance of the Reservation by the Authority, to provide the Authority with copies of the documentation specified in Section XI. of the QAP</p>	<p>125</p>	<p>_____</p>	<p>_____</p>

¹ These points will be available for rehabilitation projects only if a letter from the municipality is submitted with the application stating that the zoning is compatible with the proposed use of the building(s).

² These points will be available for rehabilitation projects only upon submission at application of a letter from the municipality indicating that the relevant board or commission of the municipality has reviewed the proposal, including the level of rehabilitation work to be completed, the site, and that no further plan approvals are necessary.

Selection Criteria	Possible Points	Self Score	Awarded
F. Preservation Developments			
<p>Preservation projects will receive points for the items listed below. Projects not submitting a CNA at the time of application (or other acceptable documentation shown in Section VII.B.3. of the QAP) will not be eligible to receive points for items 4, 6, and 7 below.</p>			
<p>1. Less than 10% increase in rent over previous levels following rehabilitation.</p>	10	_____	_____
<p>2. Preserving existing project-based tenant subsidies for the length of the existing rental subsidy compliance period and commit to renew contract to the extent available.</p>	10	_____	_____
<p>3. Acquisition cost less than 60% of the total development cost.</p>	1	_____	_____
<p>4. Project lacks sufficient unrestricted capital to address replacement of items identified in the Capital Needs Assessment as having already exhausted their useful life as determined by the Authority. (See Policy Bulletin #1)</p>	1	_____	_____
<p>5. Project is a high risk or distressed property as determined by the Authority. (See Policy Bulletin #1)</p>	5	_____	_____
<p>6. Project requires rehabilitation in excess of \$20,000 per unit as supported by a Capital Needs Assessment satisfactory to MSHDA. Do not count both #6 and #7 together.</p>	5	_____	_____
<p>7. Project a) meets the Preservation threshold requirements, b) needs rehabilitation expenses of at least \$30,000 per unit as supported by a CNA satisfactory to MSHDA, and c) has an acquisition cost no more than sixty percent (60%) of the total development cost. Do not count both #6 and #7 together.</p>	15	_____	_____
<p>8. Project has (a) a commitment of funds from a local government (not including a PILOT) of at least \$5,000 per unit and proof of being part of a community revitalization effort, or (b) previously existing federal project-based rental assistance remains in place for at least thirty percent (30%) of the total units.</p>	15	_____	_____
<p>9. Project involves replacement or redevelopment of public housing units.</p>	15	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
G. Permanent Supportive Housing Developments			
<p>Permanent Supportive Housing projects which meet all of the requirements of Addendum III, including all threshold criteria, are eligible for the following points:</p> <p>1. Commitment of 75% or more Supportive Housing Units</p> <p>(Manager units count neither toward total units nor Supportive Housing units for calculating percentages)</p>	8	_____	_____
<p>2. Other Federal, State, and Private Financing</p> <p>Projects employing other sources of federal, state and/or private financing or contributions beyond those for which points were taken in section B.2 above, will receive additional points for the sources of financing listed below. Evidence of the financing (including amount, term, and interest rate), must be submitted with the application, and dated within 30 days of the date of submission.</p> <ul style="list-style-type: none"> ▪ HUD Shelter Plus Care Program (S+C) ▪ Capital Contribution targeted for supportive services from developer fee (\$100 per supportive housing unit/per year through the 15-year compliance period). ▪ Private/Foundation – minimum of \$1,000 per supportive housing unit must be committed. ▪ Other State Agencies – minimum of \$1,000 per supportive housing unit must be committed (DOC, DCH, DHS). 	<p>1</p> <p>2</p> <p>1</p> <p>1</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>3. Community/Supportive Service Room</p> <p>Projects that provide community or supportive service space to projects with 11 or more units will be eligible for 1 point. A minimum of 15 square feet per residential unit is required.</p>	1	_____	_____
<p>4. Housing the Most In Need</p> <p>Projects that agree and have demonstrated in their Supportive Service Plan to serve the most in need as outlined below:</p> <ul style="list-style-type: none"> • Chronically Homeless • Homeless and/or Special Need tenants with incomes at or below 100% of poverty 	<p>1</p> <p>1</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

Selection Criteria	Possible Points	Self Score	Awarded
<p>5. Developing in a High Need Area</p> <p>Points will be awarded to those projects that are located in one of the following designated areas:</p> <ul style="list-style-type: none"> • City of Promise OR • A documented need is presented based on HMIS and Point-In-Time data available to the community. A high need area is one where the homeless count is greater than 500 homeless persons. 	1	_____	_____
<p>6. Supportive Service Funding Commitment</p> <p>Projects that include financing commitment(s) for service coordination available to all tenants will receive points. Acceptable evidence of a funding commitment includes:</p> <ol style="list-style-type: none"> a. A detailed plan and budget for services to be provided for the Supportive Housing tenants, and; b. Commitment letters evidencing sufficient funding to pay for the coordination of services the tenant will receive. <p>Services are voluntary and tenants choose as much or as little service as they desire. This allows tenants the right to refuse services; to participate in services offered within the development; or to make personal arrangements with outside service providers. The Development is not responsible to fund any cost associated with the delivery of services.</p> <p>Supportive housing tenants have all the rights and obligations of any tenant residing in market housing.</p>	3	_____	_____
<p>7. Supportive Employment</p> <p>Projects that agree to provide job-training opportunities in the building trades, operation, and/or supportive service programs to individuals who meet the supportive housing tenant definition will receive points. This must be outlined in the Supportive Service Plan.</p>	2	_____	_____
<p>8. Tenant Lead Advisory Council</p> <p>Projects that promote Tenant Lead Advisory Councils as outlined and supported in the Supportive Service Plan will be awarded points.</p>	1	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>9. Increasing Barrier Free and Accessible Units</p> <p>Projects that increase the number of accessible and/or barrier-free units beyond MSHDA requirements will be awarded 1 point for increasing the percentage of barrier free/accessible units to 5% and 2 points for increasing the percentage of barrier free/accessible units to 8%.. (MSHDA requires that 1% of the total units within the development be barrier free.)</p>	2	_____	_____
<p>H. NEW URBANISM/GREEN COMMUNITIES (Transfer Score from New Urbanism/Green Communities Checklist)</p>	20	_____	_____

QUICK REFERENCE SHEET		Possible Points	Self Score	Awarded
A. Project Location				
1. Housing Needs Characteristics				
a. Census Tract Needs Score		10		
b. County Needs Score		5		
2. Locality/Neighborhood		5		
3. Community Revitalization Plan		10		
a. Existing housing		10		
b. Adaptive Reuse/Vacant		5		
c. New Economy/Downtown		10		
B. Project Financing				
1. Tax Abatement		15		
Tax Abatement Rate		5		
2. Federal, State, or Local Funding		15		
C. Project Characteristics				
1. Families with Children / Community Space		10		
2. Economic Integration		5		
3. Low Income Targeting		50		
4. Affordability Commitment		5		
5. Lease/Purchase Option		3		
6. Michigan Products		3		
7. Historic Rehabilitation Projects		5		
8. Visitable Units		5		
D. Sponsor Characteristics				
1. Previous Experience of General Partner/LLC		30		
Michigan-based Business		2		
2. Previous Experience of Management Agent		30		
Michigan-based Business		2		
3. Poor Previous Participation of Sponsor		-20		
4. Poor Previous Participation of Management Agent		-20		
5. Nonprofit Participation		5		
E. Readiness to Proceed				
1. Ability to Proceed				
a. Financing Commitments		5		
b. Proper Zoning		5		
c. Site Plan Approval		5		
2. Hard Equity Commitment		125		
F. Preservation Developments				
1. Less than 10% increase in rent over previous levels following rehab		10		
2. Preserving existing project-based tenant subsidies for length of compliance period		10		
3. Acquisition cost less than 60% of the total development costs.		1		
4. Lacks sufficient unrestricted capital funds to provide renovations and repairs on an ongoing basis.		1		
5. High risk or distressed property/not beyond point of demolition.		5		
6. Project requires rehabilitation in excess of \$20,000 per unit.		5		
7. Preservation with rehab above \$30,000/unit and acquisition cost below 60% of total project budget		15		
8. Local government commitment or PBRA for > 30% of units		15		
9. Replacement or redevelopment of public housing		15		
G. Permanent Supportive Housing Developments				
1. Commitment of 75% or more Supportive Housing Units		8		
2. Other Federal, State, and Private Financing		5		
3. Community/Supportive Service Room		1		

4. Housing the Most in Need	2		
5. Developing in a High Need Area	1		
6. Supportive Service Funding Commitment	3		
7. Supportive Employment	2		
8. Tenant Lead Advisory Council	1		
9. Increasing Barrier Free and Accessible Units	2		
H. New Urbanism/Green Communities	20		
GRAND TOTAL			