

2021 LIHTC SCORING CRITERIA

Completion and Submission of this Scoring Criteria is **Mandatory**.

Applications that contain material errors in documentation, incomplete information, or inconsistencies may be rejected.

Funding Round:

Project Name:

City/Township:

County:

Self-Identification (check all that apply):

1. Preservation Category
2. Open Category (Urban)
3. Open Category (Balance of State)
4. Permanent Supportive Housing (PSH) Category
5. Strategic Investment Category
6. Nonprofit - Statutory Set-Aside
7. Rural Housing - Statutory Set-Aside
8. Eligible Distressed Areas - Statutory Set-Aside
9. Elderly - Statutory Set-Aside
10. Tax Exempt Bond Financing (with 4% LIHTC)



SCORING CRITERIA

A. Opportunity Criteria

Possible
Points

Self Score

1. Proximity to Transportation

5

Applicants that can demonstrate that the project is located within 1/4 of a mile from a public transportation stop (i.e. bus stop), or are creating a public transportation stop within 1/4 of a mile, will be eligible to receive 5 points. Alternatively, a project will be considered for 5 points if the applicant can demonstrate that it will provide a form of transportation to the project that is comparable to or exceeding the service levels (e.g. accessibility, capacity, reliability, practicality, etc...) and scope of a typical fixed route public transportation system. For these purposes, comparable transportation should be available on weekends as well as weekdays and transportation that is provided by the development should have the capacity to adequately serve all the tenants in the development based on the size of the development. For example, one 15-passenger van may not be sufficient to serve a very large development. For further clarity, MSHDA expects that the transportation provided should be sufficient to allow each tenant in the development to take at least two trips during the seven day week. For example, a 15 passenger van running two routes per day seven days per week would accommodate 210 passengers per seven day week. This would be sufficient to accommodate a 100 unit development, which would require 200 trips per seven day week.

Applicants choosing to provide another form of transportation to the project will only receive 3 points if it is determined that the transportation provided is not comparable to the service levels and scope of a typical fixed route public transportation system as noted above. No points will be awarded if MSHDA determines that the form of transportation is very minimal/limited in nature.

PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

SCORING CRITERIA

A. Opportunity Criteria

Possible Points	Self Score
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2. Proximity to Amenities

12	
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Developments that are located within the required proximity to the amenities listed below will be awarded up to a maximum of 12 points. Applicants must demonstrate that they are within the required distance from the amenity by submitting a map that clearly highlights the location of the amenity as well as photographs of the specific amenity for which points are being claimed. If the documentation does not clearly demonstrate the proximity to the amenity, points may not be awarded for that amenity. Distances will be measured on a straight line as the crow flies and not according to walking distance.

Amenity* Type	non-Elderly	Elderly
Full Service Grocery** within 1 mile	3	3
Pharmacy within 1 mile	3	3
General Practice Dr. Office/Clinic within 1 mile	3	3
Park within 1 mile	3	3
Public School*** within 1 mile	3	
Senior Center within 1 mile		3
Total Possible Points	12	12

**MSHDA, in its sole discretion, will determine whether an amenity that is submitted counts as an eligible amenity for points.*

***In order to qualify as a full service grocery store, it must have a selection of (1) fresh fruits and vegetables, (2) fresh and uncooked meats, and poultry, (3) dairy products, (4) canned foods, (5) frozen foods, (6) dry groceries and baked goods, and (7) non-alcoholic beverages.*

****Public School includes public charter schools where enrollment is free of charge.*

SCORING CRITERIA

A. Opportunity Criteria

Possible Points	Self Score
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3. Education, Health and Well-Being, Economic Security, and Jobs, Goods, & Services

4	0
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Projects will be awarded points for being located in close proximity to areas that score high on the Enterprise Opportunity 360 Report in the areas of Education, Health and Well-Being, Economic Security, and Accessibility to Jobs, Goods, and Services. A maximum of 4 points will be awarded based on the ranges below using the Opportunity 360 scoring tool, which can be determined by going to the link below. Under each of the criteria below, areas with a State Percentile score from 66 - 100 will receive 1 point.

Please note that the Opportunity 360 scoring tool is determined based on census tracts. If a development is not located within a census tract with a high Opportunity 360 score, but is located within 1/3 mile of that census tract, it will be allowed to claim the Opportunity 360 point total of the census tract. For example, if a development is located within a census tract that scores 2 points using the table below, but is located within 1/3 mile of a census tract that scores 4 points on the table below, it will be eligible for 4 points. The purpose of this is to allow points for projects that are located in close proximity to a census tract that scores high on the Opportunity 360 metric. Please note, the 1/3 mile distance will be measured on a straight line from the edge of the property line to the boundary line of the census tract.

<https://www.Enterprisecommunity.org/opportunity360/measure>

A project's eligible points will be determined using the following table:

Criteria	State Percentile Opportunity 360 Score	Points
Education		0
Health and Well-Being		0
Economic Security		0
Jobs, Goods, and Services		0
Total Points		0

PLEASE NOTE: No partial points will be awarded. The score for projects with multiple scattered sites will be determined by the weighted average of the individual scores based on the percentage of the total number of units at each individual site compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

SCORING CRITERIA

A. Opportunity Criteria	Possible Points	Self Score
	12	0

4. Developments near Downtowns/Corridors

Projects may be awarded either 5 points, 7 points, or 12 points for being located within the required distance of the walkable Downtown(s)/Corridor(s) of a particular municipality. For purposes of this criteria, a walkable Downtown/Corridor is defined as follows:

<p>1/3 MILE FROM A DOWNTOWN/CORRIDOR</p> <p>OPTION A = 12 Points</p> <p>IF THE HIGHEST WALK SCORE IN THE MUNICIPALITY WHERE THE DEVELOPMENT WILL BE LOCATED IS 80 OR ABOVE, THEN:</p> <p>A development will earn 12 points if it is within 1/3 mile of a geographical coordinate that has a Walk Score of 80 or above.</p>
<p>OPTION B = 7 Points</p> <p>IF THE HIGHEST WALK SCORE IN THE MUNICIPALITY WHERE THE DEVELOPMENT WILL BE LOCATED IS BETWEEN 80 AND 50, THEN:</p> <p>A development will earn 7 points if it is within 1/3 mile of the highest Walk Score in the municipality. For example, if the highest Walk Score that can be found in a municipality is a 57, then the development must be located with 1/3 mile of that 57 Walk Score.</p>

<p>1/2 MILE FROM A DOWNTOWN/CORRIDOR</p> <p>OPTION C = 5 Points</p> <p>If the proposed development is not located within 1/3 mile of an area described in either OPTION A or OPTION B, but is located within 1/2 mile of an area described in OPTION A or OPTION B, it will be eligible for 5 points.</p>
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PLEASE NOTE: No partial points will be awarded. For projects with multiple scattered sites where some sites are located within the required distance of a Downtown or Corridor and other sites are not located within the required distance of a Downtown or Corridor, the points will be pro-rated based on the number of units that are located within the required distance of a Downtown or Corridor compared to the total units in the development. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

SCORING CRITERIA

A. Opportunity Criteria

Possible Points	Self Score
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5. Developments near an Employment Center

5	0
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PLEASE NOTE: if a development qualifies for either 5 points, 7 points, or 12 points under item A.4 above, it will not be eligible to receive the points under this section.

A development is located near an Employment Center if it is located within 1/2 mile of a single university (or college), single hospital, single governmental entity, or a single private company that has at least 250 year-round employees in one location for non-rural developments and at least 125 year-round employees in one location for rural developments. In order for a project to be considered for these points, the project must meet all of the following criteria:

- a. Areas will be considered Rural if they meet the definition of Rural in the QAP.
- b. The project must meet MSHDA site selection criteria.
- c. The project must obtain a letter from either the employer, a third-party employment agency, or local unit of government stating the number of full-time year-round employees that work at the location that is within a 1/2 mile (or one mile, if applicable) radius of the project.
- d. All 250 (or 125 for rural communities) year-round employees must be in the same location (not multiple locations) that meets the criteria established above to receive points.

PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

SCORING CRITERIA

A. Opportunity Criteria

Possible
Points

Self Score

6. Neighborhood Investment Activity Areas

10

Points will be awarded for projects that meet the criteria below:

1. Located in an area where recent and significant investments are occurring that may or may not be the result of a planned strategy. This will be demonstrated through the submission of the items below:
 - a. A signed letter or resolution from the local government dated within 60-days of the application due date that identifies, supports and outlines the significance of the proposed project, and includes:
 - i. Description of recent significant public and private investment in the area that has or is occurring proximate to the proposed project.
 - ii. If there is a Neighborhood Revitalization Plan for the area, the letter or Resolution must also (1) identify the Neighborhood Revitalization Plan for the area, (2) provide a link to the plan if not included in the application, (3) outline the goals of the plan, (4) define the specific boundaries of the target area, and (5) describe how the proposed project compliments the plan goals. For this purpose, a Neighborhood Revitalization Plan is defined as follows: *A published document (approved and adopted by the local governing body by ordinance or resolution) that assesses the existing physical structures and infrastructure of the community and that targets specific geographic areas for residential developments. The plan should also contain detailed policy goals that include the redevelopment and production of affordable housing as well as the proposed timeline for achieving these goals. Additionally, the plan should explain municipal support to the particular area.*
 - b. A detailed map outlining the target area which also identifies the proposed project and clearly indicates the public and private investments (via a legend) that have recently occurred, are occurring, or are expected to occur in the area.

Continued on following page

SCORING CRITERIA

A. Opportunity Criteria

Possible
Points

Self Score

Neighborhood Investment Activity Areas (continued)

- c. Documentation to evidence the major public and private investment in the area of the project.
 - a. For projects located in a municipality with a population of less than or equal to 10,000 people, demonstration that there have been at least \$5 million in public and private investments within 1 mile of the project within the last 5 years as part of the plan to invest in the area. Further, projects must demonstrate that there is at least \$1 of total investment located within 1 mile of the project that is planned for the future. MSHDA reserves the right to determine which investments are considered significant in order to count towards the minimum investment requirements above.
 - b. For projects located in a municipality with a population between 10,001 and 25,000 people, demonstration that there have been at least \$20 million of total investment located within 1 mile of the project within the last 5 years and that \$10 million of the total investment is private investment. Projects must also demonstrate that there is at least \$3 million of total investment located within 1 mile of the project that is planned for the future. MSHDA reserves the right to determine which investments are considered significant in order to count towards the minimum investment requirements above.
 - c. For projects located in a municipality with a population between 25,001 and 50,000 people, demonstration that there have been at least \$40 million of total investment located within 1 mile of the project within the last 5 years and that \$20 million of the total investment is private investment. Projects must also demonstrate that there is at least \$6 million of total investment located within 1 mile of the project that is planned for the future. MSHDA reserves the right to determine which investments are considered significant in order to count towards the minimum investment requirements above.
 - d. For projects located in a municipality with a population over 50,000 people, demonstration that there have been at least \$50 million of total investment located within 1 mile of the project within the last 5 years and that \$25 million of the total investment is private investment. Projects must also demonstrate that there is at least \$10 million of total investment located within 1 mile of the project that is planned for the future. MSHDA reserves the right to determine which investments are considered significant in order to count towards the minimum investment requirements above.
- d. A narrative description that demonstrates how the project qualifies under the Neighborhood Investment Activity Area criteria.

PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

SCORING CRITERIA

A. Opportunity Criteria	Possible Points	Self Score
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7. Affordable/Market Rent Differential

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Projects that can demonstrate that they are located within 1/4 miles of a market-rate rental development with 20 or more units that is renting units for 40% above the 60% AMI rent limits for the county that the development is located in will be eligible to receive points. For further clarity, if the 60% AMI rent level for the county is \$600/month for a 1 bedroom unit, then in order to receive these points a market rate development would need to be renting 1 bedroom units for \$840/month and be located within 1/4 of the proposed development. In order to receive points, the market-rate units must be comparable. For these purposes, units will be considered comparable if they are the same number of bedrooms and comparable in size as the affordable units that are being proposed in the development. These points are only available to projects where all of the proposed units meet this criteria.

In order to receive points in this area, applicants must submit documentation to evidence the rents being charged at the market rate development. Further, applicants must submit a map showing the location of the market rate development and demonstrating that it is within 1/4 miles of the affordable housing development being proposed.

If the development being proposed has larger units (3 or 4 bedroom units) and if there are no comparable units within 1/4 of a mile of the development of that same size, MSHDA will consider making reasonable adjustments to the smaller comparables (1 or 2 bedroom units) that are located within 1/4 mile of the proposed development to determine if the proposed development meets the intent of this criteria. Please contact MSHDA staff for more information on this. This will be determined at MSHDA's sole discretion.

PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.

8. Developments in Opportunity Zones or Rising Tide Communities

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Developments that are located within an Opportunity Zone as enacted under the 2017 Tax Cuts and Jobs Act or within a Rising Tide Community will be eligible to receive points. For more information about Opportunity Zones please see the MSHDA website. For more information about Rising Tide Communities, please visit www.mirisingtide.org

Developments must meet all MSHDA site selection criteria outlined in the market study guidelines.

SCORING CRITERIA

B. Development Characteristics		Possible Points	Self Score
<p>1. Historic Rehabilitation Projects</p> <p>Projects that are completing a certified rehabilitation that conforms with the Secretary of Interior's Standards for Rehabilitation of a certified historic property and is listed, either individually or as part of a district, on the National or State Historic Register; or that the State Historic Preservation Office expects to be listed on the National or State Historic Register.</p> <p>Applicants must demonstrate that they have submitted a copy of the Part 1 Historic Application to the State Historic Preservation Office (SHPO) prior to application submission in order to receive points in this area and a confirmation letter from SHPO that the project is listed on the National or State Historic Register and is in the process of listing the property. The applicant must also provide a certification that the rehabilitation will conform with the Secretary of Interior's Standards for Rehabilitation of a certified historic property.</p> <p><i>PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.</i></p>	5		
<p>2. Native American Housing</p> <p>A project that contains all of the following characteristics and meeting the following characteristics will be awarded 5 points.</p> <ul style="list-style-type: none"> a. The proposed project is sponsored by a federally recognized tribe and within the jurisdiction and/or service area of that tribe or its Tribally Designated Housing Entity (TDHE). b. NAHASDA or other tribal funding is being leveraged within the proposed project to help finance the development costs and/or provide an ongoing operating subsidy. c. The project can show that it has high need in the area in which it is being proposed by providing a demonstrated waiting list for prospective tenants that is equal to at least 12 months long. 	5		

SCORING CRITERIA

B. Development Characteristics	Possible Points	Self Score
<p>3. Affordable Assisted Living</p> <p>Projects that are proposing an Affordable Assisted Living (AAL) structure will be eligible for points. AAL projects must have been reviewed and approved by the AAL steering committee prior to application submission as evidenced by submission of an approval letter with the project application. If an AAL project does not receive approval by the steering committee, it will not be prohibited from applying, but will not be eligible for these 5 points. The AAL steering committee will be composed of various industry members that are experienced in this form of housing.</p> <p>AAL developments must submit a review packet approximately 45 days prior to the funding round due date for review by the AAL Steering Committee. Please see the timeline in the QAP for the specific deadline to submit the review packet. The review packet must contain a detailed concept letter describing the development team members, the location of the development, project specific information (units, sizes, rent levels, services, service providers, funding, etc.). Developments must also submit a copy of the most recent pro-forma for review by the AAL Steering Committee.</p>	5	

SCORING CRITERIA

B. Development Characteristics	Possible Points	Self Score
<p>4. Low-Income Targeting</p> <p>Projects that commit to restricting units to low-income tenants will receive points for depth and breadth of targeting. The lower rent targeting must be evenly distributed among bedroom types. Also, the market rate units must be as evenly distributed as possible among bedroom types and buildings.</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"> a. No points will be awarded for the use of MSHDA Project-Based Vouchers b. No more than 20% of a project’s total units may be targeted to units that are less than or equal to 30% AMI without PBRA c. No more than 50% of a project’s total units may be targeted and counted toward total points without PBRA d. PBRA does not include PSH-designated units that are anticipated to receive newly allocated Project Based Vouchers from MSHDA. e. 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 Unit Targeting Point Calculation Form (“Targeting Form”) attached as Exhibit 1 and 2 to this Scoring Criteria.</p> <p><i>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.</i></p>	<p>20</p>	<p>#DIV/o!</p>

SCORING CRITERIA

B. Development Characteristics

Possible Points	Self Score
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5. Affordability Commitment

5	0
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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.

Compliance Period	15 Years
plus: IRS Required "Extended Use Period"	15 Years
plus: Additionally Committed Years	Years
equals: Total Affordability Commitment	30 Years

6. Tenant Ownership

1	
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Projects that agree to offer 100% of the housing tax credit units for sale to tenants in such units at the end of the initial 15-year compliance period will receive 1 point. 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. NOTE: Elderly projects and/or projects that are utilizing project-based rental assistance are not eligible for these points.

SCORING CRITERIA

B. Development Characteristics	Possible Points	Self Score
<p>7. Mixed Income Development</p> <p>NOTE: Applications should use the Exhibit 1 Unit Targeting Point Calculation Form to complete this section. Please note that a condominium structure may be allowable (as described below), but is not required under this point item.</p> <p>In order to be eligible for points under Mixed Income Development, projects must be either:</p> <ul style="list-style-type: none"> - Creating new market rate units or preserving existing market rate units as part of the LIHTC project, owned by the LIHTC entity, or; - Creating new market rate units or preserving existing market rate units as part of the same development plan and on a similar development timeline as the LIHTC units, but that will be owned by a separate ownership entity under a condominium structure. <p>Projects meeting the requirements of this section will be eligible for up to 2 points based on the scoring matrix below:</p> <ul style="list-style-type: none"> - Greater or equal to 10% of units at market rate = 1 points - Greater or equal to 20% of units at market rate = 2 points <p>Market rate units must be evenly distributed among bedroom types and buildings as is possible and appropriate based on the market demand. The Internal Revenue Code states that scattered site projects cannot include market rate units.</p> <p><i>PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.</i></p>	2	#DIV/o!

SCORING CRITERIA

B. Development Characteristics

Possible Points	Self Score
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8. Accessible Community Space

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Projects will receive 3 points for providing accessible community space for use by tenants, including individuals with children. The accessible community space is envisioned as one room or contiguous space that may be used for activities such as dining, crafts, exercise, medical clinic, socializing, birthday parties, holiday gatherings, study areas and/or other activities for individuals with children, or any other activity or use that may benefit tenants; and does not include common space such as hallways, offices, lobbies, bathrooms, laundry rooms, etc. To receive points, the accessible community space must, at a minimum, be sized according to the scoring grid below and must be located within a reasonable proximity to the proposed project, if the space is provided in a separate building. If an accessible community space being shared by multiple phases of the same project is proposed, it must meet the minimum square footage requirement for all of the units in all of the phases of the project that will share the accessible community space. Additionally, in the case of multiple phases, an easement agreement must be executed to allow the phases to have equal access to the accessible community space. A certification signed by the project Architect, Applicant, and Contractor must be submitted to demonstrate that the project will contain the minimum required amount of Accessible Community Space. A certification as well as an as-built drawing of the community space will also be required after construction completion to demonstrate that the requirements have been met.

Number of units	Minimum Square Feet
1 to 50 units	500
51 to 100 units	1,000
101 + units	1,500

**Including market-rate units, but excluding management units
Please Note: In the case of multiple scattered sites, if the accessible community space is not located within a reasonable proximity to all sites, the points under this section will be pro-rated based on the number of units that are located within a reasonable proximity to the accessible community space as compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.*

SCORING CRITERIA

B. Development Characteristics		Possible Points	Self Score
<p>9. QAP Green Policy Points Transfer from MSHDA Green Policy Please see Green Policy Certification on MSHDA website</p>	10		
<p>10. Evidence of Proper Zoning Evidence that the proposed site is already properly zoned for the intended use.</p>			
<p>11. Evidence of Site Plan Approval Evidence that the proposed site has received site plan approval. Please note that these points will be available for projects only upon submission 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 or reviews are necessary, other than on the staff level.</p>	5		
<p>12. Visitable Units Projects that incorporate “visitability” design features into all units with first floor living space or access to units by elevator will receive points. The following design features are required to receive points:</p> <ul style="list-style-type: none"> a. No step entry b. Barrier free parking - with ramps as needed c. Barrier free entry door d. Barrier free 1/2 bath on first floor e. Electrical switches at reachable heights f. Accessible route through the first floor living space 			
<p>13. Barrier Free Units Projects that commit to building 10% of the units within the development according to barrier free or fully adaptable to barrier free standards will receive points.</p>	3		

SCORING CRITERIA

C. Development Team Characteristics

Possible Points	Self Score
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1. Previous Experience of GP/Member

10	0
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Previous successful participation of the General Partner/Member of the proposed development will be measured based on the criteria below. The first tier of the metric awards points for previous successful experience developing a LIHTC project. The second tier of the metric awards points for previous successful experience with a variety of the most common resources used to produce affordable rental housing. The third tier of the metric awards points for previous successful experience developing, owning, and operating LIHTC projects. Applicants should (1) determine how many points they qualify for under the first tier, then (2) determine how many points they qualify for under the second tier, then (3) determine how many points they qualify for under the third tier, then (4) determine how many points they qualify for under the fourth tier to arrive at their total score, which is the sum of the points under Tier 1, Tier 2, Tier 3, and Tier 4. A maximum of 10 points will be available under this section. **Please see detail below for information on the required Certification that must be submitted and requirements for partnerships between owners.**

TIER 1

Successful LIHTC Projects that have received 8609s within the last 3 years will be counted towards points in Tier 1:

Please note that applicants will not be allowed to count the same project in both Tier 1 and Tier 3.

Successful LIHTC Projects	Points
1 project	1
2 projects	2
3 or more projects	3

TIER 2

Successful projects that have funding sources that meet the following requirements (in addition to the requirements outlined under Certification of Successful Operations and Compliance below) will be counted towards points in Tier 2:

- The sources require the targeting of lower income and rent levels than market rate financing and have the applicable restrictions placed on the property.
- Minimum 15-Year compliance period, which includes monitoring and reporting requirements.
- Programs can include: LIHTC, HOME, NSP, HUD 811, HUD 202, CDBG, FHLB, USDA RD, 1602 Funds, TCAP (these are given as examples of programs that would qualify. Applicants with questions about whether a program not listed above would qualify should contact MSHDA)
- Please note that LIHTC Projects can count towards points in Tier 2, and Tier 3.
- Only rental projects that have been owned and operated by the Applicant and that have been placed in service for a minimum of three years will count for points under Tier 2. For purposes of this scoring criterion, this three-year timeframe starts from the placed in service date or date of ownership, whichever is later, until present or until ownership ceased, whichever is shorter. For developments to count towards these points, they must have been placed in service within the last 15 years - anything beyond 15 years cannot be included.
- All non-LIHTC projects must have a minimum of twelve units (LIHTC projects can be any size) to be considered and multiple projects cannot be combined to achieve this number.

Successful Projects	Points
1 project	1
2 or more projects	2

SCORING CRITERIA

C. Development Team Characteristics

Possible Points

Self Score

Previous Experience of GP/Member (Continued)

TIER 3

Only rental projects that have been owned and operated by the Applicant and that have been placed in service for a minimum of three years will count for points under Tier 3. For purposes of this scoring criterion, this three-year timeframe starts from the placed in service date or date of ownership, whichever is later, until present or until ownership ceased, whichever is shorter. For developments to count towards these points, they must have been placed in service within the last 15 years - anything beyond 15 years cannot be included. An Authorization for Release of Information (found in the Addendum I) must be completed for all out-of-state LIHTC projects listed.

Successful LIHTC Projects	Points
1 project	1
2 projects	2
3 projects	3
4 projects	4
5 projects	5
6 projects	6
7 or more projects	7

TIER 4

Applicants will be eligible for the points in Tier 4 if any GP/Member (exclusive of investor members or syndicators) qualifies for the points below.

- a) Applicants will receive 1 point if they have provided services in the community (County) in which the development is located. Services may include: providing neighborhood organizing and revitalization services, financial empowerment or counseling services, and/or being a contract provider of supportive services. 1 point will be awarded for five years or more of service provision as described above. This point item should be documented by a narrative from the applicant describing the services and the number of years that those services have been provided in the community. The services must have been consistently provided for at least five years in order for the applicant to receive funding.
- b) Applicants will receive 1 point if they can demonstrate that at least one LIHTC project that is counted in Tier 2 above is of the same construction type as the development being proposed. The different construction types of projects are listed below:
 - i. New Construction
 - ii. Vacant Uninhabitable Rehab or Adaptive Reuse
 - iii. Acquisition/Rehabilitation

TOTAL SCORE

TIER 1 SCORE:	
TIER 2 SCORE:	
TIER 3 SCORE:	
TIER 4 SCORE:	
TOTAL SCORE:	0

SCORING CRITERIA		
C. Development Team Characteristics	Possible Points	Self Score
Previous Experience of GP/Member (continued)		
<u>Certification of Successful Operations and Compliance</u>		
<p>Any projects where the owner has materially defaulted on any obligation (including but not limited to project foreclosure, filing a bankruptcy petition, or providing a deed in lieu of foreclosure) or has any uncorrected 8823s that have been outstanding for longer than six months cannot be counted towards these points.</p> <p>To receive consideration for previous participation, the applicant must fully complete the GP/Member Experience Form and certify that the projects for which it is requesting points have maintained a positive operating cash flow from typical residential income alone and have funded reserves in accordance with the partnership or operating agreement and any applicable loan documents for the year in which each development's last financial statement has been prepared ("successful properties"). If a particular project has not maintained positive operating cash flow as outlined above, but the GP/Member has been advancing funds to keep the project operating financially and physically maintained, additional documentation to evidence this may be submitted for consideration in awarding points for that property. In addition, for projects that were originally structured to operate with negative operating cash flow from typical residential income but were structured with sufficient capitalized reserves to mitigate the negative operations, additional documentation may be submitted to evidence this for consideration in awarding points. To receive consideration for projects previously owned by the proposed general partner or member which it no longer owns, a similar certification may be submitted with respect to the last full year of ownership by the proposed general partner along with verification of the number of years that the project was owned by that general partner. In order to receive points under this criteria, the Applicant must complete and execute the General Partner/Member Experience Certification found in Addendum I.</p>		
<u>Partnerships Between Owners</u>		
<p>In the case of projects where there will be multiple general partners or members as part of the ownership structure, applicants should note the following requirements:</p> <ul style="list-style-type: none"> a) In order for a partner/member's previous experience to be considered for points, the partner/member must be a guarantor for the LIHTC equity investment and construction financing that is needed to complete the proposed project. To demonstrate who will be providing the guarantees, the documentation provided from the proposed equity investor and construction lender as part of the application submission must clearly identify the proposed guarantor(s). b) Any GP/Member receiving points must remain a part of the ownership entity for the 15-year Compliance Period, at a minimum. c) Points will be awarded based on the GP/Member with the greatest amount of experience (provided the entity is also a guarantor) as determined below (the individual experience of two or more co-GP/Managing Members will not be added together to get the total points). d) A fully executed agreement between each of the entities must be provided, specifically calling out, at a minimum, the roles and responsibilities of each partner or entity, the length of time each partner/member will remain a part of the ownership entity, as well as the amount of developer fee each will receive. Additionally, the agreement should specifically include language that allows MSHDA the right to approve any changes to the ownership entity of the project. 		

SCORING CRITERIA

C. Development Team Characteristics	Possible Points	Self Score
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2. Previous Experience of Management Agent

10	
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Previous **successful** participation by a management agent in managing low-income housing tax credit projects, with at least three 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. Applicants should note that any projects that have uncorrected 8823s that have been outstanding for longer than 6 months cannot be counted towards these points.

In the case of projects where there will be multiple Management Agents, applicants should note the following requirements (in addition to the above criteria):

- a) It is intended that any Management Agent receiving points (or another Management Agent with equivalent capacity and experience) will remain a part of the property management team for the 15-year Compliance Period, at a minimum. If, at any time, the Management Agent receiving points ceases to be the Management Agent at the property, MSHDA reserves the right to approve any replacement Management Agent.
- b) Points will be awarded based on the Management Agent with the greatest amount of experience as determined below (the individual experience of two or more Management Agents will not be added together to get the total points).
- c) A fully executed agreement between each of the entities must be provided with the application, specifically calling out, at a minimum, the roles and responsibilities of each Management Agent, the length of time each Management Agent will remain as Management Agents for the property, as well as the amount of management fee each will receive. Additionally, the agreement should specifically include language that allows MSHDA the right to approve any replacement management agent.

(Applicants must complete the Management Experience form 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.)

Number of Projects	Project Size, Years Managed	Total Properties
1-4 Projects	≥ 12 units, ≥ 3 years	2 Points
5-8 Projects	≥ 12 units, ≥ 3 years	5 Points
9-11 Projects	≥ 12 units, ≥ 3 years	8 Points
12+ Projects	≥ 12 units, ≥ 3 years	10 Points

3. Temporary Point Reduction

-5	
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MSHDA, in its sole discretion, will reduce a project's score if the applicant, or any related party, failed to meet program or MSHDA requirements on a prior project. These points will be assessed and evaluated on a round-by-round basis, and applicants will be notified when a situation necessitating the assessment of these points occurs. When assessed, these negative points will apply to all projects submitted for a period of two funding rounds.

Some examples that could result in this reduction of points include, but are not limited to the following:

- a. Failure to follow through with representations made at the time of application on previous projects where points were awarded that resulted in the project being funded.
- b. Poor response or slow response in providing follow-up documentation or clarification requests made by MSHDA staff.
- c. Failure to meet one or multiple deadlines on previous developments.
- d. Failure to submit progress reports by the required deadline.

SCORING CRITERIA		
C. Development Team Characteristics	Possible Points	Self Score
<p>4. 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 MSHDA that the requirements would be met, inability to complete a previous project within three years of first submission, regulatory or mortgage defaults, foreclosure or granting of a deed in lieu of foreclosure, failure to submit annual LIHTC owner's certifications or any other compliance monitoring documentation in a timely manner (including but not limited to owner responses to file audits and/or physical inspections), removal under the limited partnership agreement or operating agreement for a housing development, current outstanding HUD 2530 violations, current outstanding program compliance violations for LIHTC (Uncorrected 8823), RHS, HOME, or other federally funded rental properties or serious and repeated violation of program requirements as determined by MSHDA.</p> <p>Applicants are strongly encouraged to check with MSHDA's asset management and LIHTC compliance unit well in advance of the funding round deadline if they (or other members of the development team) would like to know if they have any outstanding issues (as listed above) which could lead to a potential negative point assessment in a LIHTC funding round. If choosing to utilize this option, development team members should contact MSHDA to confirm whether they have any outstanding issues at least 1 month prior to the funding round deadline to ensure that (1) MSHDA has sufficient time to review past records and (2) so development team members have time to correct outstanding issues prior to the submittal of a LIHTC application.</p> <p><i>If these points are assessed, points for successful previous experience in Section C.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>5. 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 submit correct information in a timely manner on monitoring reports (annual LIHTC owner's certifications, responses to file audits and/or physical inspections, etc.), failure to verify and/or calculate tenant income and rents in accordance with federal regulations, current outstanding HUD 2530 violations, current outstanding program compliance violations for LIHTC (Uncorrected 8823), RHS, HOME, or other federally funded rental properties, or serious and repeated violation of program requirements as determined by MSHDA.</p> <p>Applicants are strongly encouraged to check with MSHDA's asset management and LIHTC compliance unit well in advance of the funding round deadline if they (or other members of the development team) would like to know if they have any outstanding issues (as listed above) which could lead to a potential negative point assessment in a LIHTC funding round. If choosing to utilize this option, development team members should contact MSHDA to confirm whether they have any outstanding issues at least 1 month prior to the funding round deadline to ensure that (1) MSHDA has sufficient time to review past records and (2) so development team members have time to correct outstanding issues prior to the submittal of a LIHTC application.</p> <p><i>If these points are assessed, points for successful previous experience in Section C.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	

SCORING CRITERIA

D. Development Financing	Possible Points	Self Score
<p>1. 4% / 9% Developments</p> <p>Projects that are proposing to collocate a project utilizing 4% non-competitive credits and a project utilizing 9% credits as part of the same overall development plan will be considered for points. Applicants must be able to demonstrate that the entire development plan (4% project and 9% project) is feasible and the applicant must be able to demonstrate that the resulting transaction results in a material reduction in 9% resources used to complete the development. Although not a requirement, MSHDA is anticipating that most development plans that are approved to receive these points will be at least have 50% of the total units financed by the 4% LIHTC/Tax- Exempt Bond financing.</p> <p>Applicants must submit documentation to MSHDA at least 45 days prior to the funding round deadline that demonstrates the feasibility of both individual projects (9% and 4%). The proposal will be reviewed by MSHDA staff to determine whether the project is approved to proceed under the 4% LIHTC/Tax-Exempt Bond Financing program. If MSHDA reviews and approves the 4% proposal, the sponsor will receive a letter from MSHDA to include with the 9% LIHTC funding round application to receive points in this section. If, for whatever reason, the 9% LIHTC Award is made and the 4% LIHTC transaction is not closed within 18 months, applicants may be subject to penalties including negative points in future funding rounds.</p> <p><i>PLEASE NOTE: In a 4%/9% development, the 9% LIHTC project will be subject to the 9% LIHTC developer fee calculations and limits in the QAP and the 4% LIHTC project will be subject to the 4% LIHTC developer fee calculation and limits in the QAP. Further, the credits generated from the 4% LIHTC project will not count against the Maximum Award per Principal as listed in the QAP.</i></p>	10	
<p>2. Replacement/Redevelopment of Public Housing</p> <p>Project involves the replacement or redevelopment of public housing units.</p>	5	
<p>3. RHS Section 515 Developments</p> <p>Projects that involve the rehabilitation of an existing RHS 515 property that has rental assistance will be eligible for points.</p>	5	

SCORING CRITERIA

D. Development Financing	Possible Points	Self Score
<p>4. Project-Based Tenant Subsidies</p> <p>Projects will be awarded 5 points for either 1) obtaining a new project-based tenant subsidy contract (other than MSHDA PBV) or 2) preserving existing project-based tenant subsidies for the length of the existing rental subsidy compliance period and committing to renew the contract to the extent available.</p> <p>To be eligible for these points, a development must have project-based tenant subsidies on the greater of 5 units or 15% of the total units in the development. The project-based tenant subsidies must be available to the project for, at a minimum, the length of the 15-year LIHTC compliance period and the letter evidencing the Project-Based Tenant Subsidies must state that the subsidies have been approved through whatever competitive process is required (if applicable). Owner established sinking funds will not be eligible to count for points in this section.</p> <p>NOTE: Section 811 Rental Assistance will count for points as Project-Based Tenant Subsidies under this section. Please see the MSHDA website for more information pertaining to this opportunity.</p>	5	
<p>5. Tax Abatement</p> <p>A project application that submits evidence of local support in the form of tax abatement may receive 5 points. These points will also be available to existing projects for which tax abatement has previously been in place and the municipality has agreed to provide tax abatement going forward. Additionally, MSHDA will consider awarding these points for alternative tax incentive structures such as Tax Increment Financing (or other structures) that meet the intent of reducing the property tax burden and have a duration at least as long as is otherwise required under this section. Applicants with these alternative forms of tax incentives are encouraged to contact MSHDA staff prior to the funding round to determine whether the tax incentive structure will qualify for these points.</p> <p>To receive points, the tax abatement must be in place and effective for longer than the 15-year compliance period and one of the following (depending on project location) must be submitted in accordance with MSHDA's requirements:</p> <ul style="list-style-type: none"> - For projects located in a municipality with an area-wide ordinance: Submission of either 1) a copy of the area-wide tax abatement ordinance along with a qualifying project-specific resolution; or 2) a copy of the area-wide tax abatement ordinance accompanied by a letter from the municipality stating that the project is eligible for tax abatement and the terms under which the tax abatement will be granted. - For projects located in a municipality where no area-wide ordinance exists: Submission of the appropriate project-specific tax abatement ordinance(s). <p><i>PLEASE NOTE: The score for projects with multiple scattered sites will be determined by a weighted average based on the percentage of the total number of units at the sites that qualify for the points compared to the total units in the project. No partial points will be awarded and points will be rounded down in the case that a project's weighted average score contains fractions of points.</i></p>	5	

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
<p>Permanent supportive housing projects which meet all of the requirements of Addendum III, including all threshold criteria, are eligible for the points listed below. Applicants should note that MSHDA will not take into consideration any points for permanent supportive housing awarded in this Section E. of the LIHTC scoring criteria when awarding credit from the undesignated category.</p>		
<p>1. Supportive Service Coordination</p>	6	
<p>To receive points, projects must provide on-site services as follows:</p>		
<ul style="list-style-type: none"> . Projects with 25 or fewer PSH units = 20 total hours per week 6 Points <input type="checkbox"/> 		
<ul style="list-style-type: none"> . Projects with 26 - 50 PSH units = 40 total hours per week 6 Points <input type="checkbox"/> 		
<ul style="list-style-type: none"> . Projects with 51 - 75 PSH units = 60 total hours per week 6 Points <input type="checkbox"/> 		
<ul style="list-style-type: none"> . Projects exceeding 75 units must have 60 hours of case management with 20 hours of staffing for every 25 additional units. For example: 150 units / 25 = 6 x 20 hrs = 120 hours of staffing per week. 6 Points <input type="checkbox"/> 		
<p>In Addendum III, applicants must describe how the project will meet the supportive service needs of the targeted tenants. Include how many hours of on-site services will be provided and include documentation in the Addendum III submission of a funding commitment from the agency(s) that will provide staff for these services. The funding commitment must be detailed in a letter signed by the executive director of the agency providing the services. The services cannot be funded through the operations of the development.</p>		

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
<p>2. Service Funding Commitments</p>	5	
<p>Projects employing other sources of federal, state and/or private financing or contributions for services will receive additional points for the sources of financing listed below. Firm commitment letters must be provided to receive points and must indicate the funding is to be used for the development.</p>		
<p>a. Permanent Supportive Housing programs funded through the Continuum of Care.</p>	1 Point	<input type="checkbox"/>
<p>b. Capital Contribution targeted for supportive services developer fee (\$4,000 per supportive housing unit). Example: 20 PSH units x \$4,000 each = \$80,000.</p>	1 Point	<input type="checkbox"/>
<p>c. Private/Foundation - minimum of \$4,000 per supportive housing unit must be committed. Example: 20 PSH units x \$4,000 each = \$80,000</p>	1 Point	<input type="checkbox"/>
<p>d. Other State Agencies - minimum of \$4,000 per supportive housing unit must be committed. Example: 20 PSH units x \$4,000 = \$80,000</p>	1 Point	<input type="checkbox"/>
<p>e. Federal Funding for supportive housing programs such as the HUD 811 Program, Veteran Housing programs, NAHASDA, or other Special HUD funded program targeted for special needs or homeless populations.</p>	1 Point	<input type="checkbox"/>

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
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3. Targeted Supportive Housing Populations

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Projects that have demonstrated in their Supportive Service Plan to serve the most vulnerable supportive housing populations as outlined below will receive points under either OPTION 1 or OPTION 2 below.

OPTION 1

- a. Developments that exclusively serve the following populations with their PSH units: **5 Points**
- i. Households that meet the Chronically Homeless definition (length and disability)
- AND/OR**
- ii. Households who meet the Category 1 Homeless definition and have a disability as defined by HUD Continuum of Care Program or Veterans with a disability rating
- AND/OR**
- iii. Households who meet the Category 4 Homeless definition and have a disability as defined by HUD Continuum of Care Program or Veterans with a disability rating
- AND/OR**
- iv. Households referred from the Data Match list (based on set criteria as determined by the State or an equivalent local effort approved by the State)

OPTION 2

- a. Developments that dedicate a minimum of 25% of the total project units to the most vulnerable populations can receive 10 points. Most vulnerable populations are defined as: **10 Points**
- i. Households that meet the Chronically Homeless definition (length and disability)
- AND/OR**
- ii. Households referred from the Data Match list (based on set criteria as determined by the State or an equivalent local effort approved by the State)
- AND/OR**
- iii. Top 10% of the local Continuum of Care's prioritized list scoring households based on the Service Prioritization Decision Assistance Tool (SPDAT) or other local assessment tool
- b. Developments that dedicate at least 50% of the total project units to the most vulnerable populations, as defined in OPTION 2 above, can receive an additional five points. **5 Points**

If units will be targeted toward these populations for points, the targeted population must be included in the tenant selection plan. There must be a commitment from a service agency for this specific population. In addition, the screening tools and prioritization for the referrals must be clearly outlined in the tenant selection plan. A preferred waiting list will be established and these units must be occupied by tenants that meet the established criteria.

PLEASE NOTE: It is intended that Recovery Housing developments will be able to qualify under this criteria through implementing a Data Match that would identify individuals that are participants of a local drug treatment court with a substance use disorder and are experiencing homelessness under HUD Category 1 or HUD Category 4.

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
<p>4. Developing in a High Need Area</p> <p>Projects will be awarded points under one of the items below based on the number of homeless persons in the county in which the project(s) will be located. Please provide the county's most recent annual literally homeless (category 1) count.</p> <p>a. 500 - 1249 literally homeless people in the county 2 Points <input type="checkbox"/></p> <p>b. 1250 - 1999 literally homeless people in the county 4 Points <input type="checkbox"/></p> <p>c. 2000 - 3500 literally homeless people in the county 6 Points <input type="checkbox"/></p> <p>d. 3500+ literally homeless people in the county 8 Points <input type="checkbox"/></p>	8	
<p>5. Experienced Supportive Housing Development Team</p> <p>Points will be awarded to a development team that has experience with supportive housing for the target population selected. Experience can be included for LIHTC PSH units or HUD funded PSH units through programs such as HUD 811 or HUD PSH programs through the Continuum of Care.</p> <p>a. General Partner/Member owns and operates 50 or more units of supportive housing. 3 Points <input type="checkbox"/></p> <p>b. Management Agent has experience managing 50 or more units of supportive housing. 3 Points <input type="checkbox"/></p> <p>c. Lead Agency has experience providing services for 50 or more units of permanent supportive housing. 3 Points <input type="checkbox"/></p> <p>In Addendum III Supportive Housing Development Team Experience form, please list the name of the development(s) and the total number of supportive housing units and their target populations or attach a separate sheet with this information.</p>	9	

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
<p>8. Specific On-Site Services</p>	4	
<p>Developments with specific supportive services being offered on-site will be awarded 2 points for each of the services listed below in this area up to a maximum of 4 points. To qualify for these points, a narrative should be included in the Addendum III Application, along with an MOU or letter of intent from the partner agency(ies). Frequency of service must be specified in the supportive services plan.</p>		
<p><i>Please note: Service providers that agree to offer the specific service(s) to the tenant in the tenant's unit will be eligible to count for these points. Further, this scoring item is intended to create more options for tenants and does not create a requirement that a tenant needs to receive the specific service(s) in their unit or at the development if they would prefer to receive the service(s) at a different location. With the exception of certain federal programs, tenants cannot be mandated to participate in any of the offered or available services, nor can non-participation itself be a factor in their lease or rental history. Tenants are not required to participate in the offered services or may choose to participate in these or similar services off-site.</i></p>		
<p>a. Out-patient level substance use rehabilitation services</p>	2 Points	<input type="checkbox"/>
<p>b. Physical or behavioral health services offered by a local Federally Qualified Health Center or hospital system</p>	2 Points	<input type="checkbox"/>
<p>c. Behavioral health services provided by the local Community Mental Health provider or partner organization</p>	2 Points	<input type="checkbox"/>
<p>d. Child Care or Head Start type program, youth programming, or other evidence-based youth development initiatives</p>	2 Points	<input type="checkbox"/>

SCORING CRITERIA

E. Permanent Supportive Housing Developments	Possible Points	Self Score
<p>9. Inclusive Tenant Selection Plan</p> <p>Developments can receive 5 points for furthering Fair Housing by adopting screening criteria that is not more restrictive than the MSHDA Housing Choice Voucher criteria, with the exception of specific violent property crimes.</p>	5	
<p>10. Coordinated Entry System</p> <p>Developments will receive 5 points if their only referral source is through the local Continuum of Care's Coordinated Entry process.</p> <p>If the targeted populations include the Data Match list population, it must be identified in the CoC's Coordinated Entry policies and prioritization process.</p>	5	
<p>11. Recovery Housing Developments</p> <p>Projects that are proposing to create Recovery Housing will be eligible for points. Recovery Housing projects must have been reviewed and approved by the Recovery Housing steering committee that will be composed of representatives from the Michigan Association of Treatment Court Professionals prior to application submission as evidenced by submission of an approval letter with the project application. If a Recovery Housing project does not receive approval by the Recovery Housing steering committee, it will not be eligible for these 5 points.</p>	5	

SCORING CRITERIA

F. Cost Reasonableness with Credit Efficiency - (Mandatory for All Projects)	Possible Points	Self Score
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1. Cost Reasonableness with Credit Efficiency

5	0
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Projects will be assessed points for credit efficiency based on the eligible tax credit amount per LIHTC unit using the criteria below. Evaluations will be conducted based on the type of project being proposed and will be compared to average credit per unit data for the previous five years that has been inflated to account for yearly cost increases. Within each building-type, projects will be scored as follows:

- Projects whose credit per unit is within the “safe harbor” identified will receive 0 points. The "safe harbor" is calculated using an amount that is 2.5% above and 2.5% below the cost average for each project-type.
- Projects whose credit per unit is below the “safe harbor” will receive up to 5 additional points.
- Projects whose credit per unit is above the “safe harbor” will receive up to 5 negative points.
- The data used to determine the safe harbors and point factors for projects in this point section will be subject to updates as new data and inflation factors become available to bring the cost data current.
- If a project is made up of a combination of building types, the applicable number of LIHTC units and amount of applicable credit should be entered separately below. Each building type within the project will receive its own applicable points. The weighted average of those points will be used for the project score, with a maximum of 5 points.
- Projects that are eligible for points under Section D.1 4%/9% Mixed Transactions of this Scoring Criteria will be eligible to include the total LIHTC units that are being created/rehabbed between the 9% portion and the 4% portion of the transaction. Developments that receive points in Section D.1 should also include only the amount of LIHTC that is being requested as part of the competitive funding round under Total Credit below.

To determine the number of points a project qualifies for, applicants can use the information below. Please fill in the yellow boxes.

Total New Construction LIHTC Units:

# of Bedrooms	# of units	Factor	Effective Unit Count
0 Bedroom		0.90	0
1 Bedroom		1.00	0
2 Bedroom		1.15	0
3+ Bedroom		1.25	0
TOTAL	0		0

Total Preservation/Existing Development LIHTC Units:

# of Bedrooms	# of units	Factor	Effective Unit Count
0 Bedroom		0.90	0
1 Bedroom		1.00	0
2 Bedroom		1.15	0
3+ Bedroom		1.25	0
TOTAL	0		0

Total Vacant Uninhabitable Rehab or Adaptive/Reuse LIHTC Units:

# of Bedrooms	# of units	Factor	Effective Unit Count
0 Bedroom		0.90	0
1 Bedroom		1.00	0
2 Bedroom		1.15	0
3+ Bedroom		1.25	0
TOTAL	0		0

Total Credit:

Total New Construction Credit:
 Total Preservation/Existing Development Credit:
 Total Vacant Uninhabitable Rehab or Adaptive/Reuse Credit:
 Total Credit:

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Total Credit per Effective LIHTC Unit:

New Construction:
 Preservation/Existing Development:
 Vacant Uninhabitable Rehab or Adaptive/Reuse:

	Safe Harbor Min	Safe Harbor Max	Positive Point Factor per \$\$ below safe harbor:	Negative Point Factor per \$\$ above safe harbor:	Possible Points for project type	Weighted Average points (if multiple project types)
New Construction:	\$22,026.96	\$23,156.54	0.0012	-0.0012		
Preservation/Existing Development:	\$7,804.37	\$8,204.59	0.0025	-0.0025		
Vacant Uninhabitable Rehab or Adaptive/Reuse:	\$22,273.20	\$23,415.41	0.0006	-0.0006		
			Total Points		0	0

MAXIMUM TOTAL DEVELOPMENT COST PER UNIT EVALUATION:

Fill in all boxes highlighted in Yellow above and below

Total Development Cost	-
Total Number of LIHTC Units	-
Total Number of Market Rate Units	0
Project Within TDC/Unit Limit?	#DIV/o!

QUICK REFERENCE SHEET			
		Possible Points	Self Score
A. Opportunity Criteria			
1.	Proximity to Transportation	5	0
2.	Proximity to Amenities	12	0
3.	Education, Health and Well-Being, Economic Security, and Jobs, Goods, & Services	4	0
4.	Developments near Downtowns or Corridors	12	0
5.	Developments near an Employment Center	5	0
6.	Neighborhood Investment Activity Areas	10	0
7.	Affordable/Market Rent Differential	5	0
8.	Developments in Opportunity Zones or Rising Tide Communities	3	0
Section Total:		56	0
B. Development Characteristics			
1.	Historic Rehabilitation Projects	5	0
2.	Native American Housing	5	0
3.	Affordable Assisted Living	5	0
4.	Low Income Targeting	20	#DIV/o!
5.	Affordability Commitment	5	0
6.	Tenant Ownership	1	0
7.	Mixed Income Development	2	#DIV/o!
8.	Accessible Community Space	3	0
9.	QAP Green Policy Points	10	0
10.	Evidence of Proper Zoning	5	0
11.	Evidence of Site Plan Approval	5	0
12.	Visitable Units	3	0
13.	Barrier-Free/Fully-Adaptable-to-Barrier-Free Units	3	0
Section Total:		72	#DIV/o!
C. Development Team Characteristics			
1.	Previous Experience of GP/Member	10	0
2.	Previous Experience of Management Agent	10	0
3.	Temporary Point Reduction	-5	0
4.	Poor Previous Participation of Applicant	-20	0
5.	Poor Previous Participation of Management Agent	-20	0
Section Total:		20	0
D. Development Financing			
1.	4% / 9% Developments	10	0
2.	Replacement/Redevelopment of Public Housing	5	0
3.	RHS Section 515 Property	5	0
4.	Project-Based Tenant Subsidies	5	0
5.	Tax Abatement	5	0
Section Total:		30	0
E. Permanent Supportive Housing Developments			
1.	Supportive Service Coordination	6	0
2.	Service Funding Commitments	5	0
3.	Targeted Supportive Housing Populations	15	0
4.	Developing in a High Need Area	8	0
5.	Experienced Supportive Housing Development Team	9	0
6.	Successful PSH Outcomes	6	0
7.	Medicaid Experience	5	0
8.	Specific On-Site Services	4	0
9.	Inclusive Tenant Selection Plan	5	0
10.	Coordinated Entry System	5	0
11.	Recovery Housing Developments	5	0
Section Total:		73	0
F. Cost Reasonableness & Credit Efficiency			
1.	Credit Efficiency	5	0
Section Total:		5	0
GRAND TOTAL:			#DIV/o!

Ex. 1 UNIT TARGETING POINT CALCULATION FORM

Please only enter data in the highlighted cells.

Project Information Entry

= Indicates input required by Applicant

Type of Project:	
Minimum Set-Aside Election:	
Target Population:	
Total Units in the Development:	
Total Market Rate Units:	
Will the Market Rate Units be owned by a separate legal entity?	
Total PSH units in the Development:	
Total PBRA units in the Development:	

MIXED INCOME DEVELOPMENT (Market-Rate Units)

Projects can score points under this section based on the grid below:

- Greater or equal to 10% of units at market rate = 1 point
- Greater or equal to 20% of units at market rate = 2 points

Number of market-rate units:	0
Total residential units:*	0
Percentage of market-rate units:	#DIV/o!

* Including market rate units, but excluding management units.

Points

#DIV/o!

Mixed Income Development Points:

#DIV/o!

Low Income Targeting for PSH units and/or non-PSH units with PBRA

Total Percentage of PSH units and/or non-PSH units with PBRA:	#DIV/o!
Total Points from PSH units and or non-PSH units with PBRA:	#DIV/o!

Points

#DIV/o!

Low Income Targeting for Unassisted (LIHTC-Only) Units

Please note: Units with rental assistance will not be allowed to be included in the targeting below.

			MAX POINTS =	20
			Total Number of Unassisted Units allowed for Targeting:	0
			Total Percentage of Unassisted Units allowed for Targeting:	#DIV/o!
			Total Percentage of Units Allowed at 30% AMI:	#DIV/o!
	# Units	% Units	x Factor	Points
30% AMI		#DIV/o!	70	#DIV/o!
40% AMI		#DIV/o!	40	#DIV/o!
50% AMI		#DIV/o!	10	#DIV/o!
Total targeted units:			#DIV/o!	Total Points: #DIV/o!

#DIV/o!

Total Low Income Targeting Points:

#DIV/o!