

SCORING SUMMARY

COMPLETION & SUBMISSION OF THIS SCORING SUMMARY IS MANDATORY

Any changes to a project that require a re-scoring or re-evaluation in which the score falls below the minimum threshold of the category in which it was funded will not be allowed from the time of initial application until the project is placed in service.

Shaded areas are for MSHDA use only.

This document also appears as pages I-16 through I-33 of the LIHTC Addendum I of MSHDA's Combined Application for Rental Housing Programs

Project Name:	
City/Twp:	
County:	
<u>Category (check one):</u> 1. General <input type="checkbox"/> 2. Preservation Holdback <input type="checkbox"/> 3. Small Projects Holdback <input type="checkbox"/> 4. Special Needs Holdback <input type="checkbox"/> 5. Cool Cities Holdback <input type="checkbox"/> 6. Tax Exempt <input type="checkbox"/>	Funding Round: Self Score: Threshold Score: Final Score Awarded: Lottery Number:
<u>Set-Aside (check all in which the project qualifies):</u> 1. Elderly <input type="checkbox"/> 2. Nonprofit <input type="checkbox"/> 3. Distressed <input type="checkbox"/> 4. Rural <input type="checkbox"/>	

Selection Criteria	Possible Points	Self Score	Awarded
<p>3. Walkable Community Features</p> <p>Points will be awarded to projects for each of the following features:</p> <ul style="list-style-type: none"> a. Sidewalks adjacent to multi-family buildings (or throughout scattered-site projects) that connect to sidewalks in surrounding area b. Pedestrian street crossing within five hundred feet of any residential structure that is part of the project c. Public transportation stop within five hundred feet of any residential structure that is part of the project d. Commercial zone within one-quarter mile e. Public park within one-quarter mile f. Within one-tenth mile of government-recognized historic building/district g. Property adjacent to public street with maximum speed limit of 25 mph h. Property adjacent to public street with designated bicycle lane <p>Local maps highlighting the project location and features of the surrounding area must be included with an application claiming any of the above points. Maps must be legible and to scale, and specific distances to local features must be indicated. (Submit as Exhibit 10)</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>4. Sewer and Water Lines</p> <p>Points will be awarded to new construction projects that utilize existing sewer and water lines. Verification from the municipality and/or local utility company verifying the existence of water and sewer lines to the project must be submitted. (Submit as part of Exhibit 4)</p>	<p>5</p>	<p>_____</p>	<p>_____</p>

Selection Criteria	Possible Points	Self Score	Awarded
<p>5. Community Revitalization</p> <p>For projects in a location where a community revitalization plan is in place and a sponsor can demonstrate that the proposed development contributes to the plan, points will be awarded to:</p> <p>a. Projects utilizing <u>existing</u> housing</p> <p>b. Projects located in a qualified census tract or on tribal land</p> <p>Projects may receive points under both (a) and (b).</p>	<p>5</p> <p>5</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

B. Project Financing			20 Points Total	
<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 not be available to acquisition and/or rehabilitation projects for which tax abatement has previously been in place.</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. 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>	<p>10</p>	<p>_____</p>	<p>_____</p>	<p>_____</p>
<p>Tax Abatement Categories</p>	<p>Elderly Project</p>	<p>Family, Handicapped, Transitional, and/or Homeless Project</p>		
<p>Letter of support from local municipality</p>	<p>1 Point</p>	<p>2 Points</p>		
<p>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</p>	<p>3 Points</p>	<p>4 Points</p>		
<p>Project-specific tax abatement ordinance in place for the 15 year compliance period</p>	<p>5 Points</p>	<p>10 Points</p>		

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 or to serve very low income families (e.g., HOME, CDBG, etc.) may receive from 2 to 10 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. Points will be awarded only for long-term permanent financing. Loan guarantees do not qualify for points. (Refer to Section VI(A)(2) on page 14 of Primary Application)</p>			10	_____	_____
Funding Categories	CIP	MSHDA, HOME, RHS, AHP, HUD, CDBG, State/Federal Historic Tax Credits			
Projects utilizing federal, state or local permanent financing for 10 - 40% of total costs	2 Points	5 Points			
Projects utilizing federal, state, or local permanent financing for more than 40% of total costs	5 Points	10 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		105 Points Total	
<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 5 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 5 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>	5	_____	_____
<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 IRS statute 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>Preference points will be awarded to projects according to the table below insofar as the owner also agrees to restrict rents for those tenants to 30% of the applicable imputed household income for the applicable bedroom size. Both income and rents for scoring purposes will be based on statewide median income. No points will be awarded for units serving tenants at income and rent levels higher than 50% of statewide median (in no event can credit be awarded to units where income and rent levels exceed 60% of area median). The lower rent targeting must be evenly distributed among bedroom types except for developments earning points for Special Needs Targeting below. Also, the market rate units must be evenly distributed among bedroom types and buildings, except for elderly projects. (See calculation instructions and conversion worksheet on page I-23 of Addendum I)</p>		50	_____	_____				
Points Matrix	Percent of Statewide Median Income							
	50	45	40	35	30	25	20	
50	25	27.5	30	32.5	35	37.5	40	
45	22.5	25	27.5	30	32.5	35	37.5	
40	20	22.5	25	27.5	30	32.5	35	
35	17.5	20	22.5	25	27.5	30	32.5	
30	15	17.5	20	22.5	25	27.5	30	
25	12.5	15	17.5	20	22.5	25	27.5	
20	10	12.5	15	17.5	20	22.5	25	
15	7.5	10	12.5	15	17.5	20	22.5	
10	5	7.5	10	12.5	15	17.5	20	
5	2.5	5	7.5	10	12.5	15	17.5	
Percentages falling between those outlined in the table will be rounded downward . Each point increment will be used only once in the calculation of total points.								

How To Calculate Low Income Targeting Points Using The Statewide Median Income (SMI)

STATEWIDE MEDIAN INCOME GROSS RENT LIMITS

**THIS IS AN EXAMPLE ONLY, IT DOES NOT CONTAIN CURRENT LIMITS
PLEASE SEE TAB E FOR CURRENT LIMITS**

SMI	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
50%	\$504	\$540	\$648	\$748	\$835	\$921
45%	\$453	\$486	\$583	\$673	\$751	\$829
40%	\$403	\$432	\$518	\$599	\$668	\$737
35%	\$352	\$378	\$453	\$524	\$584	\$645
30%	\$302	\$324	\$388	\$449	\$501	\$552
25%	\$252	\$270	\$324	\$374	\$417	\$460
20%	\$201	\$216	\$259	\$299	\$334	\$368

Follow the instructions below to complete the Conversion Worksheet on page I-25:

1. In columns *A*, *B*, and *C* of the Conversion Worksheet, copy the number of bedrooms, number of units, and AMGI from page 10 of the Primary Application.
2. In column *D* of the Conversion Worksheet enter the rent limit(s) from Tab E of the Primary Application for Rental Housing Packet. Note: Use maximum gross rents by bedroom size shown on the right hand side of the page for the applicable county.
3. Compare the gross rent limit for each unit size in column *D* with the gross rents for the same bedroom size listed in the chart above. Enter the applicable SMI % in column *E*. If for example, on page 10 of the Primary Application you have identified a 1 BR unit with a gross rent of \$225 -- which is 30% of the AMGI, compare the \$225 for the 1 BR unit to the chart above. Note: Since the 1 BR rent can go up to \$270 and remain at 25% of the SMI, a rent of \$225 falls within the 25% range of SMI. Consequently, you would enter 25% in column *E*.
4. In column *F* enter the SMI percentages from column *E* equaling *50% SMI or lower*.
5. In column *G* enter the total number of units that fall within a given SMI % regardless of their bedroom sizes. For example, if columns *B* and *E* indicate two 1BRs at 50% AMGI and two 2BRs at 50% AMGI, add the one and two bedrooms. Consequently, column *G* would reflect 4 units at 50%.
6. To calculate column *H*, divide the total number of units (exclusive of managers units) by each line item in column *G*. For example, if the project has a total of 8 units and column *G* shows 4 units, divide column *G*, 4 units at 50%, by 8, the total number of units. Column *H*, therefore, represents the percent of low income tenants to total units, or in this example column *H* is 50%.
7. To determine the points received in Column *I*, compare columns *F* and *H* to the matrix on previous page (I-22).

EXAMPLE

Using 2001 data

CONVERSION WORKSHEET

Use to calculate low income targeting points

COUNTY: Huron County

TOTAL NUMBER OF UNITS: 55
(Exclusive of management units)

FROM PAGE 10 OF PRIMARY APPLICATION			FROM TAB E	USE CHART TAB E
# of Bedrooms -A-	# of Units -B-	AMGI % -C-	Gross Rent Limit for AMGI % -D-	SMI % -E-
1	12	50%	400	40%
2	12	50%	480	40%
3	3	50%	555	40%
4	1	50%	618	40%
1	12	60%	480	45%
2	12	60%	576	45%
3	2	60%	666	45%
4	1	60%	742	45%

SMI % (List SMI %(s) shown in E; exclude over 50%) -F-	Total # of Units in Each SMI % -G-	SMI's Unit % (G / Total # of Units) -H-	USE CHART PAGE I-22
			# of Low Income Tenant Points -I-
40%	28	50%	30
45%	27	49%	25
Total Points:			55
Total Points Awarded:			50

Selection Criteria	Possible Points	Self Score	Awarded
<p>4. Special Needs Targeting</p> <p>Points will be awarded to experienced organizations* that agree to commit 10% or more of a development's units to serving persons with special needs who receive substantial support services. (Applicants must submit the exhibits listed in Addendum III in order to receive points under this section)</p> <p>*Experienced organizations must have demonstrated and documented:</p> <ul style="list-style-type: none"> <input type="checkbox"/> At least 5 years' experience developing, owning, or managing Low Income Housing Tax Credit properties <input type="checkbox"/> At least 5 years' experience providing special needs services <input type="checkbox"/> No outstanding/unresolved compliance issues <input type="checkbox"/> No instances of credit being returned to the Authority <input type="checkbox"/> Qualification for nonprofit participation points under Section D(6) of this Scoring Summary if organization is nonprofit 	5	_____	_____
<p>5. Extended Low Income Use</p> <p>Projects that agree to extend the period of low income use beyond the 15-year compliance period will receive 1 point for each full additional year up to a maximum of 30 points for 30 additional years. A minimum of 30 years' low-income use is required for all projects. (Refer to page I-9 of Addendum I)</p>	30	_____	_____
<p>6. Lease/Purchase</p> <p>Projects that agree to transfer 100 percent of the housing tax credit units ownership at the end of the initial 15-year compliance period from the initial ownership entity of the project to tenant ownership will receive 3 points. These points will be available only for single family, townhouse or duplex units. To qualify for the points, the owner must provide a detailed proposal for eventual tenant ownership. (Refer to Section II(B)(1) on page 1 of Primary Application) (See Tab W, LIHTC Policy #16 for qualifications)</p> <p>Projects receiving these points are not eligible for extended low-income use points above [C(5)] without Authority approved deed restrictions or land trusts.</p>	3	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>7. Michigan Products</p> <p>Projects that can demonstrate the use of products and goods that are manufactured by Michigan-based corporations in the proposed development will receive two points. (Submit certification from architect as Exhibit 26) (See Tab HH)</p>	2	_____	_____
<p>8. High-speed Internet</p> <p>Rehabilitation projects (not new construction) can earn 5 points by giving each unit the ability to access the internet via a high-speed connection. This may be accomplished by wiring each unit with at least one Category 5 network wall socket or by installing a wireless Local Area Network server and providing each unit with at least one wireless LAN card. To receive points under this section, developers will be required to provide certification from the architect that all units will be equipped for high-speed internet capability. (Submit certification from architect as Exhibit 26) (See Tab HH)</p>	5	_____	_____

D. Sponsor/Management Agent Characteristics			25 Points Total (positive)		
<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 under the highest applicable category, not under multiple categories. Points are based on years placed in service.</p> <p>(Applicants must complete form on page 25 of primary application outlining previous experience in order to receive points under this section. Submit form as Exhibit 11a)</p>			10	_____	_____
Project Size, Placed in Service Yrs	Property outside Michigan	Property in Michigan			
6 units or fewer, > 3 years	1 Points	2 Point			
> 6 units, 1 to 3 years	3 Points	5 Points			
> 6 units, > 3 years	7 Points	10 Points			

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 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 awarded under the highest applicable category, not under multiple categories. Points are based on years managed. (Applicants must complete form on page 26 of primary application outlining previous experience in order to receive points under this section. Submit form as Exhibit 11b)</p>			5	_____	_____
Project Size, Years Managed	Property in Michigan	Property outside Michigan			
6 units or fewer, > 3 years	1 Point	1 Point			
> 6 units, > 3 years	5 Points	3 Points			
<p>3. Poor Previous Participation of Sponsor</p> <p>Poor previous participation on the part of the owner, sponsor, developer, 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 monitoring information, repeated failure to submit required documentation in a timely manner, or serious and repeated violation of program requirements as determined by the Authority.</p> <p><i>Negative points will be imposed on sponsors for three years following the instance of poor participation.</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>Negative points will be imposed on management for two years following the instance of poor participation.</i></p>			-10	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded
<p>5. Affirmative Fair Housing Marketing Plan</p> <p>The Fair Housing Act prohibits discrimination in the sale, rental, financing, or other services related to housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Under the act, the Authority has a duty to administer programs that affirmatively advance fair housing. To assist the Authority in this duty, applications that include a formal Affirmative Fair Housing Marketing Plan may be eligible to receive points. This plan is designed to assure that persons who are members of racial or ethnic groups (who would not otherwise apply for occupancy in a housing project because of existing neighborhood racial or ethnic patterns, site locations, or other factors) are made aware of the available housing, feel welcome to apply for the housing, and have the opportunity to rent the housing. To receive points, refer to Tab P and attach evidence as Exhibit 12.</p>	5	_____	_____

Selection Criteria	Possible Points	Self Score	Awarded								
<p>6. 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. ▪ 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 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 one year. ▪ 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. <p>If there is more than one nonprofit owner, the owner with more than 50% ownership must provide the required information.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Nonprofit Name</td> <td style="width: 40%;">% ownership</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <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 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 on page 27 of the Primary Application) <input type="checkbox"/> Current Certificate of Good Standing* <input type="checkbox"/> Map outlining service area of non-profit, including 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) 	Nonprofit Name	% ownership	_____	_____	_____	_____	_____	_____	5	_____	_____
Nonprofit Name	% ownership										
_____	_____										
_____	_____										
_____	_____										

* Dated within 30 days of application due date

Selection Criteria	Possible Points	Self Score	Awarded
E. Readiness to Proceed		25 Points Total	
<p>1. Complete Readiness to Proceed</p> <p>Bonus points may be awarded for a project's Readiness to Proceed evidenced by submission at application stage of <u>all</u> of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Firm commitment of all federal, state, and local financing or contributions which will apply to the project and are dated within 30 days of application due date² <input type="checkbox"/> Firm commitment for permanent financing, dated within 30 days of application due date, which is accepted by the sponsor³ <input type="checkbox"/> Firm commitment for construction financing, dated within 30 days of application due date, which is accepted by the sponsor. <input type="checkbox"/> All necessary local approvals <input type="checkbox"/> For projects needing tax abatement to achieve financial feasibility, the project specific tax abatement ordinance or an area-wide tax abatement ordinance with a qualifying resolution which meet Authority requirements^{4,5} <input type="checkbox"/> Evidence from the municipality of final site plan approval⁶ <input type="checkbox"/> Evidence from the municipality of proper zoning⁷ <input type="checkbox"/> Formation of ownership entity⁸ <p>Projects receiving points under this category will 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 following:</p> <ul style="list-style-type: none"> ▪ Final executed partnership agreement if syndication has occurred ▪ Record of the disbursement of the equity or construction loan ▪ Recorded notice of commencement (or evidence that the notice has been received for recording) unless on tribal land ▪ Recorded deed to the property (or evidence that the deed has been received for recording) or long-term lease on tribal land ▪ All building permits necessary to begin construction, or a letter from the municipality stating that the permits will be issued upon payment of fees ▪ Appraisal and capital needs assessment for rehabilitation projects 	25	_____	_____

² For CIP financing, a commitment letter from the FHLB. For Authority financing, a copy of the Mortgage Loan Feasibility Resolution.

³ For RHS projects, the 1944-51 (multifamily housing obligation fund analysis) or a letter signed by an official of RHS which commits funds to the project; for conventional construction and permanent financing, letters of commitment from the lender which are accepted by the sponsor, or signed mortgage documents. For Authority financing, a copy of the Mortgage Loan Feasibility Resolution.

⁴ For projects located in the City of Detroit, the project specific tax abatement resolution, or the Detroit tax abatement ordinance and a letter from the City of Detroit stating that the project is eligible for tax abatement.

⁵ Projects not relying on tax abatement for financial feasibility must indicate tax expenses in the Application.

⁶ For rehabilitation projects, 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.

⁷ For rehabilitation projects a letter from the municipality must be submitted, stating that the zoning is compatible with the proposed use of the buildings.

⁸ Documentation submitted to the Department of Labor and Economic Growth's Bureau of Commercial Services, and certification dated within 30 days of application due date.

Selection Criteria	Possible Points	Self Score	Awarded
<p>2. Partial Readiness to Proceed</p> <p>If a project does not qualify for complete readiness to proceed, it may receive points for each of the following. A project that receives points in the preceding section for complete readiness to proceed will <u>not</u> be awarded additional points for these items:</p> <p>a. Firm commitment for construction financing that is dated within 30 days of application due date and is accepted by the sponsor (for Authority financing, a copy of the Mortgage Loan Feasibility Resolution). (Attach as Exhibit 9a)</p> <p>b. Evidence from the municipality that the proposed site is already properly zoned for the intended use.⁹ (Attach as Exhibit 3)</p> <p>c. Evidence from the municipality that the proposed site has received site plan approval.¹⁰ (Attach as Exhibit 16)</p>	<p>5</p> <p>5</p> <p>5</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>

F. Preservation Developments	20 Points Total		
<p>Preservation developments will receive points for the following:*</p> <p>1. Less than 10% increase in rent over previous levels following rehabilitation.</p> <p>2. Preserving existing project-based tenant subsidies.</p> <p>*All preservation developments receiving points will be required to meet all preservation holdback threshold requirements and underwriting standards, regardless of the category or holdback the project is submitted under.</p>	<p>10</p> <p>10</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

⁹ 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).

¹⁰ 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.

QUICK REFERENCE SHEET	Possible Points	Self Score	Awarded
A. Project Location			
1. Housing Needs Characteristics			
a. Census Tract Needs Score	20		
b. County Needs Score	10		
c. Location in Principal City	5		
2. Locality/Neighborhood	5		
3. Walkable Community Features			
a. Sidewalks	1		
b. Pedestrian Street Crossing	1		
c. Public Transportation	1		
d. Commercial Zone	1		
e. Public Park	1		
f. Historic Building/District	1		
g. Low Speed Limit	1		
h. Bicycle Lane	1		
4. Sewer and Water Lines	5		
5. Community Revitalization			
a. Existing Housing	5		
b. Qualified Census Tract or tribal land	5		
B. Project Financing			
1. Tax Abatement	10		
2. Federal, State, or Local Funding	10		
C. Project Characteristics			
1. Families with Children / Community Space	5		
2. Economic Integration	5		
3. Low Income Targeting	50		
4. Special Needs Targeting	5		
5. Extended Low Income Use	30		
6. Ownership Option	3		
7. Michigan Products	2		
8. High-speed Internet	5		
D. Sponsor Characteristics			
1. Previous Experience of General Partner/LLC	10		
2. Previous Experience of Management Agent	5		
3. Poor Previous Participation of Sponsor	-20		
4. Poor Previous Participation of Management Agent	-10		
5. Affirmative Fair Housing Marketing Plan	5		
6. Nonprofit Participation	5		
E. Readiness to Proceed			
1. Complete Readiness to Proceed	25		
2. Partial Readiness to Proceed			
a. Construction Financing Commitment	5		
b. Proper Zoning	5		
c. Site Plan Approval	5		
F. Preservation Developments			
1. Less than 10% increase in rent	10		
2. Preserving existing project-based tenant subsidies	10		
GRAND TOTAL			