

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

Of particular note are that Missouri and Florida do not use a scoring system, Utah has 7,840 points possible, Vermont uses a checkmark system instead of points, and Wyoming has primary and secondary criteria.

Alabama Point Scoring System

1. **Project Characteristics** (Maximum 77 Points)
 - A. Type of Construction (Maximum 33 Points)
 - B. Energy/Water Conservation and Healthy Living Environment (Maximum of 8 Points in Aggregate)
 - C. Rent Affordability (Maximum 10 Points)
 - D. Tenant Needs (Maximum 5 Points)
 - E. Project Type (Maximum 9 Points)
 - F. Location (Maximum 12 Points)
2. **Applicant Characteristics** (Maximum 21 Points)
 - A. 5 points will be given to applicants with participation of minorities or women. To qualify for the points for participation of minorities or women, the application must meet one of the following requirements:
 - B. 5 points will be given to applicant owners (individual(s), shareholders, members, corporation(s), or in the case of a limited partnership, the general partner(s)) who currently own and have previous successful experience in the development of Active AHFA funded projects that received a Housing Credit Reservation Letter or HOME Written Agreement in 2006 or later. Active AHFA funded projects are defined as: (1) HOME projects that have closed their HOME loan with AHFA; or (2) Housing Credit (including TCAP/Exchange) projects that received the IRS 8609 form(s). Points will be given to applicant owners of non-AHFA funded projects that placed in service in 2006 or later. The applicant owner must list each non-AHFA project(s) on the Schedule of Real Estate Owned (Non-AHFA) form.
 - C. 10 points will be given to applicants with sound experienced managing agents of low-income multifamily housing. This experience is defined by the highest number of units or projects (with at least 20% of the units being considered low-income) currently managed. Only those units in projects that are considered low-income units will be counted in this total.

10 points = (1000+ units or 10+ projects)
 - D. 1 point for being a CHDO applicant applying for Housing Credits combined with HOME that has attended AHFA's 2018 CHDO Workshop.
3. **Existing AHFA-Funded Project(s) Approved and/or Placed-In-Service (No Maximum Loss of Points)**
 - A. 5 points (for each occurrence) will be deducted if an owner(s) listed in the application made a change from an approved project's original application without prior written consent from AHFA.

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- B. 5 points (for each occurrence) will be deducted if an owner(s) listed in the application(s) is not in compliance with and/or fails to meet a requirement specifically listed in any AHFA document(s), executed agreement(s) with without prior written consent from AHFA.
- C. 2 points (for each occurrence) will be deducted for failure to meet any one of the following Davis Bacon requirements on a current project.
- No response on outstanding issues for over 6 months
 - The general contractor is unable to submit payrolls, causing an escrow account to be established
 - Outstanding issues remain over 2 years from the date of the notice to proceed
 - Failure to provide AHFA the Section 3 report on the required date
 - Failure to provide AHFA the HUD 2516 report on the required date
- D. Non-Compliance after the Initial On-Site Inspection (Maximum of 20 Points Loss)
AHFA's compliance requirements are outlined in (Addendum D) Compliance Monitoring Procedures, Requirements and Penalty Criteria.

MAXIMUM TOTAL POINTS 98

Alaska Point Scoring System

The following criteria and associated points will be utilized to rate and rank applications received for GOAL program funds:

1. Project Location (Maximum 21 Points)
2. Project Design (Maximum 43 points)
 - A. Energy Efficiency (28 Points)
 - B. Availability of Larger Units for Households with Children (Maximum 2 Points)
 - C. Number of Units Equipped for Persons with Physical Disabilities and Sensory Impairments (5 Points)
 - D. Rehabilitation Project (Maximum 10 points)
 - E. Storage Facilities (1 point) - All residential units will be provided with assigned tenant storage facilities
 - F. Service enriched housing which incorporates substantive social services which are appropriate to the tenant population, on an ongoing basis – (3 points). Points are only available if households with physical and / or mental disabilities, or homeless persons will be served by the proposed project through hard set-aside units.
3. Project Characteristics (Maximum 37 Points)
 - A. Project Serves the Lowest Income Tenants (Maximum 12 Points) Points will be awarded for targeting up to 60% of the project’s households at or below 50% of the area median income beyond the level required by the most restrictive funding source in the project budget (including non-GOAL sources). Points can be gained in this category by either: 1) adding additional set-aside units at or below 50% of the area median gross income (AMGI), and / or 2) converting already required 50% AMGI set-asides into 30% AMGI units.
 - B. Extended Low-Income Project Use (1 Point)
 - i. One (1) point will be awarded to applications that commit the project to an extended low-income use equaling 30 years. An extended use agreement or other similar agreement, as determined to be appropriate by AHFC, is required.
 - C. Projects which Serve Special Needs Populations (8 Points Maximum)
 - D. Project Mix (12 Points Maximum)
 - E. Projects Intended for Eventual Tenant Ownership (1 Point)
 - F. Preference in Occupancy for Homeless Families (1 Point)
 - G. Public Housing Waiting Lists (1 Point)
 - H. Senior Housing Offset (8 Points)

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4. Market Conditions (Up to 45 Points)

- A. Opportunity: for projects located in areas reported by the Alaska Department of Labor where (up to 15 Points):
- B. Rental Market Strength (up to 15 Points)
- C. Location Trends (up to 15 Points)

5. Underwriting (40 points)

- A. Pro Forma Analysis (30 Points)
- B. Developer Fee (2 Points)
- C. Debt Coverage Ratio (8 Points)

6. Project Leveraging (Maximum 28 Points)

- A. Up to 10 leveraging points (maximum) will be assigned based on the net percentage of GOAL program funds to the appropriate Project Cost Standard.
- B. Up to 4 points (maximum) will be awarded to applications providing a written commitment for non-GOAL funding sources.
- C. Up to 14 leveraging points will be assigned based on the relationship between the total project costs, excluding reserves and demolition costs, and the applicable Project Cost Standards.

7. Project Team Characteristics (1 Point)

- A. A tax-exempt organization or Regional Housing Authority is involved in the project on a regular, continuous, and substantial basis in both the development and operation of the project (must be recognized as a tax-exempt organization by the Internal Revenue Service) (1 Point).
- B. Points will be deducted from the applicant's score in cases where a principal of the development, management or ownership entity identified in the application or subsequently used on the project, has been determined through monitoring reviews by AHFC to be in violation of program criteria, rules or regulations. Performance of the developer, owner, investor, property management firm, and all entities related by common ownership to the development team will be reviewed.

8. Job Training Program (Maximum 6 Points)

- A. Applicants must provide letters of financial commitment for program operation, and signed memorandums of agreement between the project owner, the contractor, the training organization, and any other parties involved. No points will be awarded under this category without firm written commitments, and a detailed summary of the program which specifies the goals and objectives for the program, the number of training positions, the target group of people, how the program will be funded, the skills learned by the trainees, the duration of the training and what future employment opportunities will be available to trainees.

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- B. Applicants will earn one (1) point for each individual being provided on-the-job training during the project development. An additional two points will be earned for classroom training that includes at least 20 hours of instruction for at least two individuals. Classroom training must be delivered to the persons who will receive the on-the-job training. (Maximum of 6 points).

9. Geographic Distribution, Sponsor Award Limits, and Tie-Break Provisions

- A. Project sponsors, including their subsidiaries and parent organizations, will be limited to the lesser of 50% of the total GOAL Program Resources or two (2) GOAL projects in any given year's GOAL program statewide funding round.
- B. No more than two-thirds (2/3rd) of the available SCHDF grant funding may be awarded to a single project if a project is proposed (and clears all scoring thresholds) that would be feasible with one-third (1/3rd) of the total SCHDF funding available.

MAXIMUM TOTAL POINTS 228

Arizona Point Scoring System

1. Developer Experience (Up to 10 points)
2. Smoke-Free Development (Up to 2 points)
3. Service Enriched Location (Up to 15 points)
4. Building Efficiency (15 points)
5. Transit Oriented Design (15 points)
6. Occupancy Preferences (Up to 5 points)
7. Targeting Low Income Levels (35 points)
8. Historic Preservation (1 point)
9. Applicant Entity (5 points)
10. Waiver of Qualified Contract (10 points)

MAXIMUM TOTAL POINTS 113

Arkansas Point Scoring System

1. Location (Maximum of 5 points)
2. Tenant Needs (Maximum of 12 points)
3. Rehabilitation point deduction (Maximum of -12 points)
 - a. 12 points will be **deducted** if the proposed development involves the acquisition and/or rehabilitation of existing structures that were allocated LIHTC within 20 years or less from the date of the Application Deadline.
4. Public Housing (Maximum of 4 points)
5. Historic Developments (Maximum of 4 points)
6. Developer Fee (Maximum of 8 points)
7. Market Rate Units (Maximum of 4 points)
8. Rental Rate Impact of Tax Credits (Maximum of 100 points)
 - a. Proposed developments will be awarded one (1) point for each percentage advance gross LIHTC rents below the Fair Market Rents (“FMR”) of comparable multifamily rental developments in the area.
9. Advanced Energy Efficiency Features (Maximum of 1-4 points)
10. Site Selection (Maximum of 18 points)
11. Market Need (Maximum of 15 points)
12. Serves Lowest Income Group Possible (Maximum of 5 points)
13. Extended Duration of Low-Income Use (Maximum of 4 points)
14. Community Revitalization Plan (Maximum of 4 points)
15. Past Performance Point Deduction (Maximum of -25 points)
 - a. ADFA will **reduce** an Application’s score up to but no more than **twenty-five (25) points** if the applicant or any related party or development team member failed to meet program or ADFA requirements on a prior ADFA development.
16. Non-Compliance Point Deduction ((Maximum of 0 to -20 points)

MAXIMUM TOTAL POINTS 187

California Point Scoring System

1. General Partner and Management Company Characteristics (Maximum 9 Points)
2. Housing Needs (Maximum 10 Points)
3. Site & Service Amenities (Maximum 15 Points)
4. Sustainable Building Methods (Maximum 5 Points)
5. Lowest Income (Maximum 52 Points)
6. Readiness to Proceed (Maximum 10 Points)
7. Miscellaneous Federal and State Policies (Maximum 2 Points)

MAXIMUM TOTAL POINTS 103

Colorado Point Scoring System

1. Low-income Targeting (Points vary, they are calculated using several variables)
2. Extended Low-Income Use (Maximum of 38 points)
3. Homeownership Options (Maximum of 34 points)
4. Community Revitalization Plan (Maximum of 1 point)
5. Housing Need Characteristics (No point maximum listed)
6. Project Location (Maximum of 5 points)
7. Project Characteristics (Maximum of 36 points)
8. Applicant Characteristics (Maximum of 5 points)
9. Tenant Populations with Special Housing Needs (Maximum of 8 points)
10. Subsidized Housing Waiting List (Maximum of 2 points)

MAXIMUM TOTAL POINTS 129+

Connecticut Point Scoring System

1. Rental Affordability (Maximum of 33 points)
2. Financial Efficiency and Sustainability (Maximum of 26 points)
3. Municipal Commitment & Impact (Maximum of 18 points)
4. Opportunity Characteristics (Maximum of 14 points)
5. Qualifications & Experience (Maximum of 11 points)
6. SSHP Development – Additional Points (Maximum of 2 points)

MAXIMUM TOTAL POINTS 104

Delaware Point Scoring System

1. Development Characteristics (50 Points Possible)

- A. Increase in Compliance Period (15 Points)
- B. Preservation (10 Points)
- C. Development and Unit Amenities (15 Points)
- D. Provision of Social Services (5 Points)
- E. Energy Conservation Measure (5 Points)

2. Community Impact (50 Points Possible)

- A. Promoting Balanced Housing Opportunities (15 Points)
- B. Community Revitalization/ DDD (10 Points)
- C. Site and Neighborhood Standards (15 Points)
- D. Community Capability (10 Points)

3. Tenant Populations Served (45 Points Possible)

- A. Serving Lower Income Residents (20 Points)
- B. Integrated Housing for Special Populations (10 Points)
- C. Additional ADA Units (5 Points)
- D. Mixed Income (10 Points)

4. Use of Resources (40 Points Possible)

- A. Cost Reduction (15 Points)
- B. Leveraging (10 Points)
- C. New Rental Subsidy (5 Points)
- D. Section 811 (5 Points)
- E. Historic Housing (5 Points)

5. Development Team (25 Points Possible)

- A. Sponsor Capacity (10 Points)
- B. Management Experience (5 Points)
- C. Readiness (10 Points)

6. Bonus Points (10 Points Possible)

MAXIMUM TOTAL POINTS 210

Florida Point Scoring System

The following selection criteria will be considered when determining the allocation of Housing Credits:

1. Project location
2. Housing needs characteristics
3. Projects characteristics including housing as part of a community revitalization plan
4. Sponsor characteristics
5. Tenant populations with special housing needs
6. Public housing waiting lists
7. Tenant populations of individuals with children
8. Projects intended for eventual tenant ownership
9. Energy efficiency of the projects
10. Historic nature of the project

FHFC's QAP did not list any actual point scoring system for their LIHTC Applications, nor did their website mention anything about it.

Georgia Point Scoring System

1. Application Completeness (10 Points Possible)
2. Deeper Targeting/Rent/Income Restrictions (3 Points Possible)
3. Desirable/Undesirable Activities (10 Points Possible)
4. Community Transportation Options (6 Points Possible)
5. Sustainable Developments (3 Points Possible)
6. Enriched Property Services (3 Points Possible)
7. Place-Based Opportunity (5 Points Possible)
8. Revitalization/Redevelopment Plans (7 Points Possible)
9. Community Transformation (3 Points Possible)
10. Stable Communities (7 Points Possible)
11. Community Designations (10 Points Possible)
12. Phased Development/Previous Projects (4 Points Possible)
13. Extended Affordability Commitment (1 Points Possible)
14. Exceptional Nonprofit/Public Housing Authority (2 Points Possible)
15. Priority Point (1 Points Possible)
16. DCA Community Initiatives (3 Points Possible)
17. Favorable Financing (4 Points Possible)
18. Integrated Supportive Housing (3 Points Possible)
19. Historic Preservation (1 Points Possible)
20. Compliance Performance (10 Points Possible)

MAXIMUM TOTAL POINTS 96

Hawaii Point Scoring System

1. LIHTC Resource Efficiency- Use and Leverage (9 Points Possible)
2. County Income Adjuster (4 Points Possible)
3. Overall Project Feasibility (22 Points Possible)
4. The Ratio of Developer Fee as a Percentage of Total Project Cost (7 Points Possible)
5. Project will be receiving project-based rental assistance subsidies for the first time (7 Points Possible)
6. State/Local Government Support (6 Points Possible)
7. Energy Efficient and Green Building (4 Points Possible)
8. Project Location and Market Demand (6 Points Possible)
9. Developer Experience (7 Points Possible)
10. Project Will Provide Low-Income Units for a Longer Period than is required under Section 42 IRC. (7 Points Possible)
11. Project Will Give Preference to Tenant Populations (2 Points Possible)
12. Project Serving Tenants with Special Housing Needs (2 Points Possible)
13. Project Will Provide a Greater Percentage of Low-Income Units than Required under Section 42 IRC (10 Points Possible)
14. Project is participating with a Local Tax-Exempt Organization and is sponsored by a Qualified Non-Profit, as Defined in Section 42 IRC (3 Points Possible)
15. Projects Offering Tenants an Opportunity for Home Ownership (1 Points Possible)
16. Project is Located in a Qualified Census Tract, the Development of Which Contributes to a Concerted Community Revitalization Plan as Determined by HHFDC (2 Points Possible)
17. Historic Nature (1 Points Possible)
18. Waiver of Qualified Contract (20 Points Possible)

MAXIMUM TOTAL POINTS 120

Idaho Point Scoring System

Developments must achieve at least 60 points to receive a credit reservation. Developments with less than 60 points will be disqualified.

Selection Criteria:

1. Developments located within the stated distances from goods, services, or major employer. (10 points maximum)
2. Developments which give preference to persons on Public Housing Authority waiting lists. (1 point possible)
3. Developments with mix of rent-restricted and market units. (2 points possible)
4. Sponsor is a resident of Idaho. (5 points possible)
5. Developments leasing rent restricted units who commit to giving a waitlist preference to households that contain one or more members with a handicap as defined in the Fair Housing Act. (1 point possible)
6. Developments that provide housing for older persons as defined in the Fair Housing Act. (3 point possible)
7. Family developments which designate the following percentages of the rent-restricted units to three-bedroom or larger units for households. Such developments must provide appropriate amenities for children and families (i.e., open space, playground, laundry, etc.) (2 points maximum)
8. Developments which receive non-related private party contributions, charitable organization donations, local government assistance in the form of tax increment financing, in-kind contributions, land donations, or permit or impact fee reductions or offsets, in a cumulative amount equal or greater to 2.5% of the Total Development Cost. (10 points possible)
9. Program sponsors who have a history of satisfactory LIHTC Allocating Agency compliance ratings of their §42 portfolio. (15 points possible)
10. The Association strives to achieve equal distribution of tax credits across the state where the need exists. Based on current data indicating the need for affordable housing statewide, developments located in any of the 44 counties in Idaho will receive points in this criteria. (2 points possible)
11. Rehabilitation Developments that include the use of existing housing as part of a community revitalization plan. To receive points in this category, the proposed development must be located within a certified urban renewal district or other city-designated geographic area that specifically addresses affordable housing as a goal. Documentation from the urban renewal district or the city must confirm to the Association's satisfaction that the proposed development lies within certified boundaries and meets the urban renewal district's or city's goal of providing affordable housing. (1 point possible)
12. Developments with 100% of the units rent-restricted and intended for eventual tenant ownership after the 15-year compliance period has ended (1 point possible)

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13. Developments which incorporate the following optional “green building” certifiable program standards or items into their design. (8 points maximum)
14. Developments which utilize Historic Rehabilitation Tax Credit as a funding source. To receive points in this category, certification from the National Park Service must accompany the application which states that the proposed building is a certified historic structure (one listed on the National Register of Historic Places or located in a Registered Historic District and determined to be of significance to the Historic District) as defined by IRC Section 47(c)(3)(A) (1 point possible)
15. Developments located in a Primary Market Area (“PMA”) with a Low-Income Housing Tax Credit (“LIHTC”) rental vacancy of 3.00% or less, as documented in the market study or appraisal that is submitted with the tax credit application. (8 points possible)
16. Permanent Supportive Housing (“PSH”) Units (2 points possible)
17. Developments which give a waitlist preference to persons with HUD-Veterans Affairs Supportive Housing (“VASH”) vouchers. (1 point possible)

MAXIMUM TOTAL SELECTION POINTS 73

Idaho grants additional preference points during the selection process.

1. Developments which are obligated to provide low-income use 25 years beyond the initial 15-year compliance period. This 40-year obligation requires the waiver of the Qualified Contract provision for the purpose of converting to market-rate use until one (1) year before the final year of the 40-year obligation and thereafter shall be subject to the three (3) year provisions regarding eviction and rent increase. (15 points possible)
2. Developments with 40% or less area median income (AMI) units. Manager's unit not included in calculation. (6 points possible)
3. Developments with 45% area median income (AMI) units. Manager's unit not included in calculation. (3 points possible)
4. Developments with 50% area median income (AMI) units. Manager's unit not included in calculation. (2 points possible)
5. Developments located within a qualified census tract in which the development contributes to a concerted community revitalization plan. (1 point possible)

MAXIMUM TOTAL PREFERENCE POINTS 27

SELECTION AND PREFERENCE POINTS COMBINE FOR A MAXIMUM TOTAL OF 100 POINTS

Illinois Point Scoring System

Scoring Criteria:

1. Project Design and Construction

- A. Universal Design- Projects must identify a minimum of five (5) Universal Design elements above the code required elements. A project can earn up to seven (7) points for providing an additional five (5) elements above minimum requirements in either 100% or 50% of units. (7 points possible)
- B. Unit Mix (2 points possible)
- C. Cost Containment- A Project can earn four (4) points for achieving the lowest hard construction costs and total development cost in the Project's Set-Aside as defined in Section V) of the QAP. Points will be awarded to one new construction and one rehabilitation project per set aside. Only Projects with costs below the grand total hard cost limits as set forth in the Mandatory Section P) are eligible for consideration under the Cost Containment category. (4 points possible)

2. Energy Efficiency and Sustainability

- A. Green Initiative Standards (3 points possible)
- B. Rehabilitation (7 points possible)

3. Community Characteristics

- A. Market Characteristics (3 points possible)
- B. Priority Community Targeting- Projects can earn up to ten (10) points for Priority Community Targeting in **Either**: a) Opportunity Area; **OR** b) Community Revitalization Strategies. (10 points possible)
- C. Affordability Risk Index- Projects that are located in a census tract(s) meeting the criteria listed below for Affordability Risk Index Certification can earn up to five (5) points. (5 points possible)
- D. Transportation- Projects with access to alternative forms of transportation can receive up to four (4) cumulative points. (4 points possible)
- E. Neighborhood Assets- Projects with Sites that have desirable neighborhood characteristics and amenities located within their set-aside proximity radius can earn up to five (5) points. (5 points possible)

4. Development Team Characteristics

- A. Illinois Based Participants- Projects whose Participants' place of business has been located in the State for a minimum of two (2) years, can earn up to 2 points. (2 points possible)
- B. Minorities, Females, and Persons with Disabilities- Projects whose Participants' are certified under the Illinois Business Enterprise Program for Minorities, Females and Persons with Disabilities, can earn up to 2 points. (2 points possible)

C. Non-profit Corporation Participation- Projects that involve the participation of a Qualified Non-Profit Corporation can earn up to three (3) non-cumulative points. (3 points possible)

5. Financial Characteristics

A. Rental Assistance- Projects with unit based (rather than tenant based) State, federal, or local rental assistance ensuring tenants pay no more than thirty (30%) of their income towards rent and utility expenses combined may be eligible for points in this category. In no cases can rental assistance be funded from the development budget or operating budget of the Project. (10 points possible)

B. Leveraging Authority Resources- (8 points possible)

a) Projects with no Authority resource request, other than Federal Tax Credits, can earn 2 points.

b) Additionally, Projects whose budgets include leveraging resources that are available during the construction period to pay for expenses reflected in the development budget and remain in the Project after construction (i.e. permanent financing) can earn up to eight (8) points as follows:

6. Housing Policy and Objectives

A. 30 Percent (30%) Area Median Income Housing- Projects providing units with rents restricted to the 30% AMI limit and occupancy restricted to households with incomes at or below 30% of AMI can earn up to six (6) points. (6 points possible)

B. Statewide Referral Network Units- Projects that include Statewide Referral Network Units can earn up to ten (10) points. (10 points possible)

C. Coordination with Veteran's Services- Projects providing housing which is coordinated with veteran's services can earn up to five (5) points. (5 points possible)

D. Affordable Housing Planning and Appeal Act ("AHPAA") Projects- A municipality or county which individually has less than 10% of its total housing stock deemed as affordable, as is determined by a statutory formula administered by the Authority, is subject to AHPAA. Such localities are considered "non-exempt local governments" ("NELGs") and are posted on the Website. In order to encourage development of affordable housing in these communities, a Project located within a NELG's jurisdiction will be awarded two (2) points. (2 points possible)

MAXIMUM TOTAL POINTS 98

Indiana Point Scoring System

1. Rents Charged- (16 points possible)
 - a. Based on Area Median Income Rents charged, the Authority will award sixteen (16) points for developments with at least 50% of total units at or below 50% AMI Rents with at least 25% of total units at 30% AMI Rents; twelve (12) points for developments with at least 40% of total units at or below 50% AMI Rents with at least 25% of total units at 30% AMI Rents; eight (8) points for developments with fewer than 40% of total units at or below 50% AMI Rents with at least 25% of total units at 30% AMI Rents; or four (4) points for developments with at least 33.33% of units at or below 50% AMI Rents, but less than 25% of total units at 30% AMI Rents.
2. Development Characteristics- (63 points possible)
 - a. Development Amenities (6 points possible)
 - b. Accessible or Adaptable Units (5 points possible)
 - c. Universal Design Features (5 points possible)
 - d. Vacant Structure (6 points possible)
 - e. Development is Historic in Nature (3 points possible)
 - f. Preservation of Existing Affordable Housing (6 points possible)
 - g. Infill New Construction (6 points possible)
 - h. Promotes Neighborhood Stabilization (4 points possible)
 - i. Local Redevelopment Plan (6 points possible)
 - j. Federally Assisted Revitalization Award (4 points possible)
 - k. Off Site Improvement, Amenity and Facility Investment (4 points possible)
 - l. Tax Credit Per Unit (4 points possible)
 - m. Tax Credit Per Bedroom (4 points possible)
3. Sustainable Development Characteristics (14 points possible)
 - a. Building Certification (2 points possible)
 - b. Water Conservation (1 points possible)
 - c. Desirable Sites (11 points possible)
4. Financing & Market (17 points possible)
 - a. Leveraging Capital Resources (4 points possible)
 - b. Non-IHCDA Rental Assistance (2 points possible)
 - c. Previous 9% Tax Credit funding within a Local Government (3 points possible)
 - d. Census Tract without Active Tax Credit Developments (3 points possible)
 - e. Housing Need Index (3 points possible)
 - f. Lease Purchase (2 points possible)
5. Other (33 points possible)
 - i. Certified Tax Credit Compliance Specialist (3 points possible)
 - ii. Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Federal Disadvantaged Business Enterprise (DBE) Participation, Veteran-Owned Small Business (VOSB), and Service Disabled Veteran Owned Small Business (SDVOSB) (4 points possible)
 - iii. Unique Features (6 points possible)

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- iv. Tenant Investment Plan (6 points possible)
- v. Integrated Supportive Housing (5 points possible)
- vi. Smoke-Free Housing (3 points possible)
- vii. Community Participation (2 points possible)
- viii. Technical Correction Period (4 points possible)
- ix. Lack of Progress on Issuance of Form 8609 (-5 points possible)

MAXIMUM TOTAL POINTS 143

Iowa Point Scoring System

1. Resident Profile
 - a. Serves Lowest Income Residents (20 points possible)
 - b. Market Rate Incentive (10 points possible)
 - c. Serves Tenant Population of Individuals with Children (5 points possible)
 - d. Provides an Opportunity for Homeownership (15 points possible)

2. Location
 - a. Great Places (2 points possible)
 - b. Density (8 points possible)
 - c. Iowa Opportunity Index Census Tracts (5 points possible)

3. Building Characteristics
 - a. Market Appeal (35 points possible)
 - b. Projects with Historical Significance (8 points possible)
 - c. Projects that have Federal Project-Based Rental Assistance, HUD_VASH Voucher Assistance or Local Project-Based PHA (Public Housing Authority) Voucher Assistance. (35 points possible)
 - d. Construction/Unit Characteristics (17 points possible)
 - e. Olmstead Goals (13 points possible)
 - f. Impact on the Environment (8 points possible)
 - g. Energy Efficiency (8 points possible)

4. Other
 - a. Iowa Title Guaranty (7 points possible)
 - b. Developer or General Partner/Managing Member Experience (6 points possible)
 - c. Waives Right to Qualified Contract (25 points possible)
 - d. Construction Costs (4 points possible)
 - e. Capital Needs Assessment (for Acq/Rehab or Rehab Projects only) (8 points possible)
 - f. Environmental Site Assessment (1 points possible)
 - g. Leverage (14 points possible)

MAXIMUM TOTAL POINTS 254

Kansas Point Scoring System

1. Property Location (50 points maximum)
 - a. A property is located in a HUD defined Qualified Census Tract or Difficult Development Area where a concerted community revitalization plan has been established (10 points)
 - b. A property is located in a county of the State with a median income greater than the statewide non-metro average. (10 points)
 - c. A property is located in a county with a population of 60,000 or less. (10 points)
 - d. Site locations will be further evaluated for community support, neighborhood consistency, and site usability, accessibility and marketability. (20 points)
2. Housing Needs Characteristics (45 points maximum)
 - a. Development will receive 1 point for each 2% of three bedroom units as a percentage of the total units. (10 points possible)
 - b. Development has at least 1 unit reserved to provide temporary housing (maximum of 2 years) for homeless families or individuals. (5 points)
 - c. Development preserves existing affordable housing that would be subject to foreclosure or default if tax credits were not available as indicated by deteriorating physical condition, high vacancy rate or poor financial performance. (10 points)
 - d. Development provides rehabilitation of existing, structurally sound, energy efficient, affordable housing. Points will be awarded on hard costs for rehabilitation per unit on a sliding scale. (20 points possible)
3. Development Characteristics (80 points maximum)
 - a. Highest priority will be given to applications with the lowest percentage of intermediary costs. (These costs may include, but are not limited to, attorney fees, engineering fees, and architect fees). Points awarded on a sliding scale up to 5% of total costs. Points deducted on a sliding scale beginning with 6% of total costs. (25 points)
 - b. Lowest equity gap with points awarded on a sliding scale and separated into new construction and rehab/conversions. (20 points)
 - c. Development creates single-family housing that is intended for eventual tenant ownership. (10 points)
 - d. Development involves the use of housing as part of a community revitalization plan, including the adaptive reuse of a building that is eligible for the historical register or is sited in an officially declared historic district or developments that are eligible for a real estate tax exemption based on state statute or local ordinance, or similar equivalent local contributions. (20 points)
4. Applicant/Sponsor Characteristics (10 points maximum)

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- a. Applicant is a KHRC certified CHDO who conforms with the provisions of 501(c) (3) or 501 (c) (4) of the I.R.C. and who serves as the sole general partner or managing member in the ownership structure. (10 points)
5. Tenant Population Characteristics (75 points maximum)
 - a. Development provides 100% of units targeted to tenants 55 years and older and/or to tenants with special needs. (20 points)
 - b. Development is designed to serve the lowest income tenants (35 points possible)
 - c. Development provides market rate units. Two points will be awarded for each 5% of market rate units. (10 points possible)
 - d. Development serves individuals with children. (10 points)
6. Public Housing Waiting Lists (5 points maximum)
 - a. Applicant has entered into an agreement with the P.H.A. or the local governing unit to accept the referral of tenants on the P.H.A. waiting list.
7. Bonus Points (45 points maximum)
 - a. Developments that address the priority housing needs shown on page 2 herein. (15 points for each priority need).

MAXIMUM TOTAL POINTS 310

Kentucky Point Scoring System

1. Proximity to Amenities (6 points)
2. Greatest Job Growth/ SOAR (10 points)
3. Community Transportation (10 points)
4. PHA Preference (3 points)
5. Veteran Preference (3 points)
6. MBE/WBE, Nonprofit (5 points)
7. Building Costs as Percentage of TDC (10 points)
8. Serving Families or Elderly (10 points)
9. 10 Percent of Units Fully Accessible to Disabled (10 points)
10. Tenant Ownership (1 point)
11. Walkable Proximity (6 points)
12. Strong Schools/Senior Services (18 points)
13. Poverty Rate (9 points)

(In addition, Kentucky has different scoring requirements for each “pool”)

MAXIMUM TOTAL POINTS 101

Louisiana Point Scoring System

1. Targeted Project Type

- A. De-concentration Projects (Maximum of 18 points)
- B. Redevelopment Project (Maximum of 3 points)
- C. Construction Type (Maximum of 8 points)
- D. Public Housing Priority (2 points possible)
- E. Preservation Priority Project (Maximum of 5 points)

2. Targeted Population Type (Maximum of 6 points) Can Choose A or B

- A. Special Needs Households (5 points possible)
- B. Elderly households (6 points possible)

3. Priority Development Areas and Other Preferences

- A. Extended Affordability Agreement (Maximum of 6 points)
- B. Increased Unit Affordability (Maximum of 8 points)
- C. Government Priorities (Maximum of 4 points)
- D. Additional Financial Support (Maximum of 4 points)

4. Location Characteristics

- A. Neighborhood Features (Maximum of 3 points)

5. Project Characteristics

- A. Green Building (5 points)
- B. Community Facilities (2 points)
- C. Optional Amenities (5 points)
- D. Project Amenities (Maximum of 4 points)
- E. Additional Accessible Units (Maximum of 3 points)
- F. Project has On Site Security (2 points)
- G. Project's TDC per unit is at least 15% below the maximum TDC/unit (4 points)

MAXIMUM TOTAL POINTS 92

Maine Point Scoring System

1. Project Characteristics (Maximum of 32 points)

- A. Rehabilitation or Reuse of Existing Housing, Structure or Site (3 points)
- B. Historic Rehabilitation (3 points)
- C. Populations with Special Needs (3 points possible)
- D. National Housing Trust Fund (1 point)
- E. Family Housing (6 points possible)
- F. Readiness (5 points)
- G. Accessibility (11 points possible)

2. Financial Characteristics (Maximum of 32 points)

- A. Total Development Cost (Points range from -8 to 10)
- B. Below Market Capital (6 points possible)
- C. Developer Fee Contribution (2 points)
- D. Acquisition Cost (4 points possible)
- E. New Project-based Rental Assistance (6 points possible)
- F. Property Tax Relief (4 points possible)

3. Project Location (Maximum of 28 points)

- A. Housing Need (5 points possible)
- B. Tax Credit/ Market Rent Differential (3 points possible)
- C. Community Revitalization (3 points possible)
- D. Smart Growth (10 points possible)
- E. High Opportunity Areas (6 points possible)
- F. Certified Business-Friendly Community (1 point)

4. Sponsor Characteristics (Maximum of 8 points)

- A. Developer Capacity (4 points possible)
- B. Owner Performance (Negative points)
- C. Management Experience (4 points possible)
- D. Management Performance (-7 points possible)

MAXIMUM TOTAL POINTS 100

Maryland Point Scoring System

1. Capacity of Development Team (74 Total Points)

- A. Development Team Experience (42 points)
- B. Deductions from Team Experience Score (Negative 10 points)
- C. Developer Financial Capacity (18 points)
- D. Nonprofits (NPs), Public Housing Authorities (PHAs) and Minority/ Disadvantaged Business Enterprises (MBE/DBEs) (14 points)

2. Community Context (28 Total Points) (Can only qualify for A **or** B)

- A. Community Impact Projects (16 points)
- B. Communities of Opportunity (16 points)
- C. Transit Oriented Development (8 points)
- D. BRAC, Rural, Sustainable, Other Specified Communities (4 points)

3. Public Purpose (51 Total Points)

- A. Income Targeting (14 points)
- B. Targeted Populations: Non-Elderly PWD or Special Needs (10 points)
- C. Family Housing in a Defined Planning Area (8 points)
- D. Elderly Housing in a Defined Planning Area (3 points)
- E. Tenant Services (8 points)
- F. Mixed Income Housing (4 points)
- G. Preservation of Existing Affordable Housing (4 points)

4. Leveraging and Cost-Effectiveness (20 Total Points)

- A. Direct Leveraging (10 points)
- B. Operating Subsidies (10 points)
- C. Construction or Rehabilitation Cost Incentives Negative (8 points)

5. Development Quality (32 Total Points)

- A. Green Features (12 points)
- B. Brownfields Redevelopment (1 point)
- C. Energy and Water Conservation (4 points)
- D. Site and Building Design (15 points)

6. State Bonus Points (maximum of 10 points)

MAXIMUM TOTAL POINTS 204

Massachusetts Point Scoring System

1. Fundamental Project Characteristics (100 points)

- A. Financial Feasibility (20 points maximum, 12 points required minimum)
- B. Design (20 points maximum, 12 points required minimum)
- C. Development Team (20 points maximum, 12 points required minimum)
- D. Marketability (20 points maximum, 12 points required minimum)
- E. Readiness to Proceed (20 points maximum, 12 points required minimum)

2. Special Project Characteristics (82 points)

- A. Official Local Support (2 points maximum)
- B. Inclusion in a Comprehensive Neighborhood Revitalization Effort (6 points maximum)
- C. MBE/WBE Membership on the Development Team (6 points maximum)
- D. Non-Profit Sponsorship (5 points maximum)
- E. Persons with Disabilities or Special Populations as Intended Consumers (8 points maximum)
- F. Inclusion of Market Rate Units in the Project (6 points maximum)
- G. Location in an Area of Opportunity (14 points maximum)
- H. Conformance with Section 42 Code Preferences (3 points maximum)
- I. Emphasis on Environmentally Friendly Design and Enhanced Accessibility (26 points maximum)
- J. Proximity to Transit (6 points maximum)

MAXIMUM TOTAL POINTS 182

Michigan Point Scoring System

1. Place-Based Criteria

- A. Proximity to Transportation (5 points possible)
- B. Site Amenities (20 points possible)
- C. Central Cities Developments (10 points possible)
- D. Developments near an Employment Center (5 points possible)
- E. Neighborhood Investment Activity Areas (10 points possible)
- F. Affordable/Market Rent Differential (5 points possible)
- G. Mixed Income Development (6 points possible)
- H. Historic Rehabilitation Projects (5 points possible)
- I. QAP Green Policy Points (10 points possible)

2. Municipal Support

- A. Tax Abatement (5 points possible)
- B. Evidence of Proper Zoning (5 points possible)
- C. Evidence of Site Plan Approval (5 points possible)

3. Development Characteristics

- A. Accessible Community Space (5 points possible)
- B. Native American Housing (5 points possible)
- C. Low Income Targeting (20 points possible)
- D. Affordability Commitment (5 points possible)
- E. Tenant Ownership (1 point possible)
- F. Visitable Units (3 points possible)
- G. Barrier Free Units (3 points possible)

4. Development Team Characteristics

- A. Previous Experience of GP/Member (10 points possible)
- B. Previous Experience of Management Agent (10 points possible)
- C. Nonprofit Ownership Participation (2 points possible)
- D. Temporary Point Reduction (-5 points possible)
- E. Increase in Total Development Costs (-10 points possible)
- F. Poor Previous Participation of Applicant (-20 points possible)
- G. Poor Previous Participation of Management Agent (-20 points possible)

5. Development Financing

- A. Rehab-Only Preservation (5 points possible)
- B. Replacement/Redevelopment of Public Housing (5 points possible)
- C. RHS Section 515 Developments (5 points possible)
- D. Project-Based Tenant Subsidies (5 points possible)

6. Permanent Supportive Housing Developments

- A. Supportive Service Coordination (6 points possible)
- B. Service Funding Commitments (5 points possible)
- C. Targeted Supportive Housing Populations (5 points possible)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- D. Developing in a High Need Area (6 points possible)
- E. Experienced Supportive Housing Development Team (9 points possible)
- F. Successful PSH Outcomes (6 points possible)

7. Cost Reasonableness & Credit Efficiency- Mandatory for All Projects)

- A. Cost Reasonableness (5 points possible)
- B. Credit Efficiency (5 points possible)

MAXIMUM TOTAL POINTS 222

Minnesota Point Scoring System

1. Greatest Need Tenant Targeting (5 to 39 points)
 - A. Large Family Housing (5 to 7 points)
 - B. Permanent Supportive Housing for High Priority Homeless (7 to 22 points)
 - C. People with Disabilities (7 to 10 points)
2. Serves Lowest Income for Long Durations (2 to 48 points)
 - A. Serves Lowest Income Tenants/Rent Reduction (8 to 13 points)
 - B. Rental Assistance (2 to 26 points)
 - C. Long Term Affordability (8 to 9 points)
3. Areas of Opportunity (1 to 28 points)
 - A. Economic Integration (2 to 9 points)
 - B. Access to Higher Performing Schools (4 points)
 - C. Workforce Housing Communities (3 to 6 points)
 - D. Location Efficiency (1 to 9 points)
4. Supportive Community and Economic Development (1 to 18 points)
 - A. Planned Community Development (3 points)
 - B. Eventual Tenant Ownership (1 point)
 - C. Rural/Tribal (10 points)
 - D. QCT/Community Revitalization and Tribal Equivalent Areas (1 point)
 - E. Minority-owned/Women-owned Business Enterprise (MBE/WBE) (3 points)
5. Preservation (5 to 30 points)
 - A. Existing Federal Assistance (5 to 30 points)
6. Efficient Use of Scarce Resources and Leverage (0 to 38 points)
 - A. Financial Readiness to Proceed/Leveraged Funds (0 to 16 points)
 - B. Other Contributions (0 to 10 points)
 - C. Intermediary Costs (0 to 6 points)
 - D. Cost Containment (6 points)
7. Building Characteristics (1 to 4 points)
 - A. Universal Design (3 points)
 - B. Smoke Free Buildings (1 points)
8. Unacceptable Practices (-4 to -25 points)

MAXIMUM TOTAL POINTS 205

Mississippi Point Scoring System

1. Site Location (Applicant may only receive one of the following) (Maximum 10 points)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- A. Contributes to a Concerted Revitalization Plan (5 points)
- B. Qualified Zip Codes (5 points)
- C. Natural Disaster Area (5 points)
- D. High Opportunity Area (10 points)

2. Development Characteristics

- A. National Green Building Standards (up to 10 points)
- B. New Construction or Rehabilitation of Blight (10 points)
- C. Development Amenities (up to 10 points)
- D. Unit Amenities (up to 10 points)
- E. Development Type (up to 25 points)

3. Housing Needs Characteristics

- A. Deeper Targeting (5 points)
- B. Large Family Developments (5 points)
- C. Special Needs Housing (up to 22 points)

4. Development Team Characteristics

- A. Development Experience (up to 13 points)
- B. Management Experience (up to 20 points)

5. Point Adjustments

- A. Over Concentration (-5 points)
- B. Maximum Construction Costs (MCC) Limits assessment (+/- 5 points)
- C. Threshold Deficiencies (-2 points each)
- D. Other Point Deductions (negative points vary)

MAXIMUM TOTAL POINTS 140

Missouri Point Scoring System

(Missouri does not score their applications)

1. Geographic Region.

2. Development Characteristics. It is important the development's characteristics are appropriate for the intended tenant population. The following characteristics will be reviewed closely:

- a. Tenant Population
- b. Development Size
- c. Type
- d. Site
- e. Design

3. Market Characteristics

- a. Development Location
- b. Housing Needs

4. Development Team Characteristics

5. Feasibility

- a. Sources
- b. Uses
- c. Income
- d. Expenses
- e. Long-Term Viability
- f. Timing
- g. Investment Potential

6. Community Impact

- a. Local Jurisdiction and Community Comments
- b. Catalytic Effect
- c. Community Needs.

Montana Point Scoring System

1. Extended Low Income Use (100 points possible)
2. Lower Income Tenants (200 points possible)
3. Project Location (100 points possible)
4. Housing Needs Characteristics (100 points possible)
 - a. Local Community Input (30 points possible)
 - b. Appropriate Size (35 points possible)
 - c. Market Need (35 points possible)
5. Project Characteristics (200 points possible)
 - a. 100 points for any **one** of the following items:
 - i. Affordable Housing Stock
 - ii. Qualified Census Tract/Local Community Revitalization Plan
 - iii. Historic Preservation
 - iv. Project-Based Rental Subsidy
 - b. 100 points for Green Building and Energy Conservation Standards

6. Development Team Characteristics (400 points possible)

Applications meeting all of the requirements of subsections a., b. and c. of this Section 6 will be awarded 400 points. Applications failing to meet any of the requirements of subsection a., b. or c. will be awarded no points for Development Team Characteristics.

- a. Development Team Experience
- b. Management Education
- c. Cold Weather Development Experience

7. Participation of Local Entity (60 points possible)

- a. Communication/Relationships (30 points possible)
- b. Service Commitments/Understandings (30 points possible)

8. Tenant Populations with Special Housing Needs (100 points possible)

9. Developer Knowledge and Responsiveness (Up to minus (-) 400 points possible)

- a. Demonstrated Poor Track Record (Up to minus (-) 200 points possible)
- b. Demonstrated Management Weaknesses (Up to minus (-) 200 points possible)

MAXIMUM TOTAL POINTS 1260

Nebraska Point Scoring System

1. Qualified Census Tract: (1 point)

2. Compliance & Extended Use Period:

- a. 15-year Compliance Period + 15-year Extended Use Period = 30 total (0 points)
- b. 25-year Compliance Period + 15-year Extended Use Period = 40 total (1 point)
- c. 30-year Compliance Period + 15-year Extended Use Period = 45 total (2 points)

3. Right of First Refusal:

- a. Will the owner offer a right of first refusal to non-profit entities under IRC Section 501(c)(3) or 501(c)(4), governmental entities? (2 points)

4. Eventual Tenant Homeownership (CROWN):

- a. Will qualified tenants have a lease-purchase homeownership option? (2 points)

5. Preservation:

- a. Is the development a federally assisted building in danger of having the mortgage assigned to HUD or RD, or in danger of creating a claim on a federal mortgage insurance fund? (2 points)
- b. Does the development involve preservation of existing affordable housing with an existing project-based rental assistance agreement (i.e. USDA-RD or HUD)? (4 points)
- c. Does the development meet the Secretary of the Interior's Standards for Rehabilitation as interpreted by the National Park Service and involve the use of federal historic rehabilitation tax credits? (2 points)

6. Mixed Income Development:

Will the development include at least 10% of the units for market rate tenants?

- a. At least 10% of the units are market rate (1 point)
- b. At least 15% of the units are market rate (2 points)
- c. At least 20% of the units are market rate (3 points)

7. Design Standards:

- a. Buildings will have solid brick or natural stone exterior finish material in excess of 25% of the front street visible exterior elevation. (2 points)
- b. Development will have significant landscaping. (2 points)
- c. 20% or more of the units will meet the "visitability" design standards as defined by the Nebraska Assistive Technology Partnership. (2 points)
- d. Buildings will include exterior additions, such as pre-finished shutters, decorative exterior finishes, patio/porch fencing or additional decorative trim. (1 point)

8. Density Configurations:

- a. Density configuration is 12 units or less per acre (1 acre equals 43,560 sq. ft.) (1 point)
- b. Density configuration is 12 units or less per acre, all buildings are two stories or less and each unit in each building includes a separate outside entrance. (2 points)

9. Small Community:

- a. The development is located in a community with a total population of 5,000 or less (3 points)
- b. The development is located in a community with a total population over 5,000 to 15,000 (2 points)

10. Economic Development Certified Community/Entitlement Community/
Leadership Community:

- a. Is the development located in an Economic Development Certified Community/Leadership Community as designated by the Nebraska Department of Economic Development or in a CBDG entitlement community? (2 points)

11. Track Record of Applicant and/or Owner:

- a. Number of previous LIHTC developments (1 point)

12. PHA Referral Agreement:

- a. The development owner has entered into an agreement with the local Public Housing Authority (PHA) to consider households from the PHA waiting list as potential tenants (1 point)

13. Residential Provider Referral Agreement:

- a. The development owner has entered into an agreement with a local supportive service provider and/or a Medicaid-enrolled provider authorized through the Nebraska Health and Human Services as a regional network provider that offers services to persons with physical or mental disabilities (1 point)

14. Developer / Owner Financial Support:

- a. A partner/member of the development agrees to defer payment of a fee payable by the development or a partner/member agrees to make a capital contribution or personal loan to the development. Aggregate of deferred fees and/or capital contribution or personal loan is 25% or more of the total of the developer fee and overhead. (2 points)

15. Amenities: (Maximum 6 points)

- a. On-site furnished community room with a minimum of 600 square feet (2 points)
- b. Washer and dryer installed and maintained in each unit (2 points)
- c. Garage for each unit at no cost to the tenant (2 points)
- d. Community garden with a dedicated water source that is paid for by the development owner or recreational equivalent. (1 point)
- e. Unfinished basement or storm shelter for all units in the development (1 point)
- f. Washer and dryer hook-ups in each unit (1 point)
- g. Community laundry room (1 point)
- h. Designated exterior playground area or exercise equipment with sufficient equipment for usage by tenants in all units OR Individual playground equipment for each unit in CROWN developments (1 point)
- i. Each unit will be equipped with a medical alert / emergency response system at no cost to the tenant (1 point)
- j. High-speed internet access and owner paid service for each unit (1 point)
- k. Storage area for each unit that is an enclosed, single, and secure space (1 point)

16. Management Qualifications and Experience: (1 point)

17. Green Standards: (Maximum 6 points)

- a. Development will include a geothermal (ground source), closed loop heat pump system or active solar that will generate at least 25% of the total energy load for each unit. (2 points)
- b. All mechanical equipment installed will be Energy Star® rated or better. (1 point)
- c. All exterior lighting will be photocell or timer controlled. (1 point)
- d. All carpet will include recycled-content carpet pad and carpet. (1 point)
- e. All interior paints and finishes will contain less than 250 grams/liter of VOCs. (1 point)
- f. Development will utilize water conservation techniques, such as water-efficient appliances and fixtures, low water landscaping and irrigation, and gray water. (1 point)
- g. Builder will follow a written waste reduction, recycle, and reuse plan. (1 point)
- h. Ongoing recycling services provided at no cost to the tenant. (1 point)
- i. Development will utilize passive solar building design. (1 point)

18. Project-Based Rental Assistance: (2 points)

19. Supportive Services: (Maximum 3 points)

- a. Transportation to services at no cost to the tenant (12 round trips). (1 point)
- b. Monthly onsite medical, dental or vision testing at no cost to the tenant. (1 point)
- c. Owner paid renter's insurance for tenant (yearly). (1 point)
- d. Onsite congregate meals served to the tenant at no cost (monthly). (1 point)
- e. Annual cleaning of the unit at no cost to the tenant. (1 point)
- f. Child Care subsidy (minimum of \$50 off the enrollment fee) for each child (yearly). (1 point)
- g. Onsite Rent Wise Education at no cost to tenant (yearly). (1 point)
- h. Onsite monthly beautician services at no cost to the tenant. (1 point)
- i. Monthly onsite, organized tenant activities offered at no cost to the tenant, such as exercise classes, movie nights, potlucks or financial assistance classes. (1 point)
- j. Other services offered annually at no cost to tenant, subject to NIFA's approval. (1 point)

Additional Points:

- a. Architectural Plans (1 point)
- b. Fair Housing Act and Section 504 – Design (1 point)
- c. Affirmative Marketing Plan (1 point)
- d. Site Control (1 point)
- e. Site Visit Review and Approval (HOME/HTF Funds) (1 point)
- f. Zoning (1 or 2 points)
- g. Utilities (1 point)
- h. Subsidies/Public Funds (1, 2, or 3 points)
- i. Investor Letter of Interest/Commitment (1 or 2 points)
- j. Construction Financing (1 point)
- k. Permanent Financing (1, 2, or 3 points)
- l. Development Worksheets (See Exhibit Examples) (1 or 2 points)
- m. Market Study (1 point)
- n. Pre-notification of Local Jurisdiction (1 point)
- o. Capital Needs Assessment (Rehabilitations only) (1 point)
- p. Ten Year Rule (Acquisition credits only) (1 point)
- q. AHTC Investor Letter of Interest/Commitment (0 or 1 point)

MAXIMUM TOTAL POINTS 80

Nevada Point Scoring System

1. Project Location (5 points)
2. Project Readiness (5 points)
3. Amenities (Maximum 24 points)
4. Nevada Based Applicant (5 points)
5. Affordability Period (4 points)
6. Water Efficiency of Landscape Design (5 points)
7. Historical Character (3 points)
8. Smart Designs (Maximum 16 points)
9. Superior Project (Maximum 23 points)
10. Low Rent Targeting (2 points)
11. Low-Income Targeting (6 points)
12. Supportive Services (6 points)
13. Lowest Developer Fee (5 points)
14. Low Contractor Fee (3 points)
15. Affordable Housing Incentive (8 points)
16. Compliance History (possible negative (-) 5 points)

Nevada also incorporates additional point formulas through different housing priorities to bring the maximum point total to 131 points. Few if any projects will receive the maximum score.

MAXIMUM TOTAL POINTS 131

New Hampshire Point Scoring System

1. Non-Age Restricted Units (10 points)
2. Income Targeting
 - a. Greater than or equal to 20% of the total number of units are reserved for very low income ($\leq 50\%$ AMI). (5 points)
 - b. 10% of the total number of units are reserved for extremely low income ($\leq 30\%$ AMI) Units in this category will count towards the calculation of very low income units for 2a above. (5 points)
 - c. Percentage of Units reserved for market rate units.
 - At least 25 percent (5 points)
 - At least 40 percent (10 points)
3. Supportive Housing Serving Homeless or Veterans (Maximum 15 points)
4. Service Enriched Housing for Age Restricted Units (5 points)
5. Community Based Supported Housing/Existing Rental Housing Properties (20 points possible)
6. Community Based Supported Housing/Proposed Projects (5 points)
7. Public Housing Waiting List (3 points)
8. Location (10 points)
9. Project Grants and Assistance (20 points possible)
10. Advanced Projects (38 points)
11. Community Development Component (Maximum 10 points)
- 12 Project Cost (Maximum -5 points)
13. Sponsor is a Community Housing Development Organization (CHDO) (3 Points)
14. Management Experience (10 points possible)
15. Developer Experience with the Authority (0 to -20 points)
16. Development Characteristics (5 points)
17. Energy Efficient Design and Construction (5 points)

MAXIMUM TOTAL POINTS 179

New Jersey Point Scoring System

1. Applicants may select one of the following options (10 to 20 points):
 - a. Projects not located within a Targeted Urban Municipality (TUM) which extend their compliance period for an additional 15 years shall receive 20 points.
 - b. Projects located in a TUM shall be awarded 15 points; or
 - c. For single family and duplex housing which will convert to tenant ownership, 10 points shall be awarded.
2. A project shall receive two (2) points if the project utilizes public housing waiting lists.
3. Applicants may select one of the following options for five (5) points:
 - a. Low-density buildings where at least 25 percent of the tax credit units are large family units. Points are based on the percentage of large family units with respect to the total number of tax credit units, not on square footage; or
 - b. ii. Projects located within a transit oriented development where at least five percent of the tax credit units are large family units.
 - c. A weighted average of the units shall be used to calculate points for multi-building projects where not all of the buildings qualify under (a)3i or ii above.
4. Applicants may receive up to five (5) points for municipal support.
 - a. Projects that receive a fixed rate tax abatement for a 15-year term with a rate of no more than five percent (inclusive of all fees) on the residential component shall receive five (5) points. Projects that receive a fixed rate tax abatement for a 15-year term with a rate greater than five percent but equal to or less than 10 percent (inclusive of all fees) on the residential component shall receive four points or projects that receive a fixed rate tax abatement for a 15-year term with a rate on the residential component of more than 10 percent shall receive three (3) points.
 - b. Projects that do not receive tax abatement under (a)4i above shall capitalize an escrow in an amount equal to two years' worth of taxes and have a 1.20 debt coverage ratio with a minimum of \$3,000 per unit core operating expenses.
5. Because the availability of social services greatly improves the quality of life for residents, NJHMFA awards up to six (6) points for the provision of up to three social services for the compliance period. Two (2) points will be awarded per service offered.
 - a. Evidence of funding sources or documentation of how or by whom the services shall be paid;
 - b. Evidence of experience of the service provider for both provision of social service and fulfillment of prior private or governmental contracts; and
 - c. Evidence of firm agreements (executed contracts) with service providers for the services.
6. Five (5) points are awarded to projects which pledge to expend a sum equaling at least 15 percent of construction cost on contractors, subcontractors, and material suppliers which are certified as minority business enterprises (MBE) and women business enterprises (WBE) by the Division of Minority and Women Business Development in the New Jersey Department of the Treasury ("Certified MBE's and WBE's").
7. Projects located within a ready to grow area shall be awarded two (2) points.

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

8. NJHMFA awards up to six (6) points for the provision of unit amenities. Two (2) points will be awarded per amenity offered. The costs of the amenities must be shown in the capital and/or operating budgets, as appropriate.

9. NJHMFA awards points for the provision of project amenities, up to a maximum of four (4) points. Two (2) points will be awarded per amenity provided. The costs of the amenities must be shown in the capital and/or operating budgets, as appropriate.

10. Projects which demonstrate community policing or public safety enhancements shall be awarded two (2) points.

11. Applications may receive up to a maximum of six (6) points for the following:

- a. Unless otherwise indicated, projects located within one-half mile of the positive land uses shall receive two (2) points. Multiple points shall not be awarded for proximity to multiple positive land uses of the same category (that is, a project located within one-half mile of two supermarkets will receive two points, not four points).
- b. Projects located within one mile of negative land uses shall have three (3) points deducted from the project score.

12. Applications which include a commitment letter signed by the syndicator or investor or executed partnership agreement/operating agreement specifying net pricing and net capital contributions within the NJHMFA equity range shall receive three (3) points.

13. Applications may receive up to a maximum of six (6) points for the following:

- a. Participants in the New Jersey Housing and Mortgage Finance Agency's Energy Benchmarking Initiative shall receive two (2) points.
- b. Applicants may select one of the following green building options and receive four points:
 - (1) Enterprise Green Communities, Mandatory + 35 optional points or higher;
 - (2) Leadership in Energy and Environmental Design (LEED), Silver or higher;
 - (3) National Green Building Standard (NGBS), Silver or higher;
 - (4) Climate Choice Homes Program/Energy Star Tier 3 Participation;
 - (5) Living Building Challenge; or
 - (6) Passive House
- c. Alternatively, applicants may select one of the following green building options for three (3) points:
 - (1) Enterprise Green Communities, Mandatory;
 - (2) Leadership in Energy and Environmental Design (LEED), Bronze; or
 - (3) National Green Building Standard (NGBS).

14. Applicants may select any of the following options. A maximum of six (6) points shall be available in this category:

- a. Rehabilitation of historic buildings or projects that involve the adaptive re-use of a non-residential building shall qualify for one (1) point.
- b. A project that is fully located within one-half mile of public transportation shall receive two (2) points;

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- c. A project that is fully located within a school district wherein 40 percent or more of the students are either meeting expectations (Level 4) or exceeding expectations (Level 5) on the Grade 4 Partnership for Assessment of Readiness for College and Careers (PARCC) assessment in both math and language arts based on data available from the New Jersey Department of Education as of the application deadline shall receive two (2) points.
- d. A project that is fully located within a municipality with public and private sector jobs that total at least 95 percent of the housing units shall receive two (2) points.
- e. For projects located outside of a Targeted Urban Municipality (TUM), a project that satisfies a municipal affordable housing obligation and is part of a court-approved municipal fair share housing development plan shall receive one (1) point.

15. Applications which have a general partner, voting member, developer, or related party that owns a managing or controlling interest in a New Jersey LIHTC project with an uncorrected noncompliance shall have the following points deducted from the application's score: 15 points shall be deducted for violations of State and municipal maintenance ordinances or health ordinances or failure of one or more major systems (for example, roof, HVAC, elevators, plumbing, and electric); and 10 points shall be deducted for a failure to fulfill any Qualified Allocation Plan provisions as represented by an owner in a project's New Jersey LIHTC application.

16. Five (5) points shall be deducted from applications which have a general partner, voting member, developer, or related party that was involved in a full return of tax credits to NJHMFA within the past two years and such return occurred after October 15 of the year in which the project would have been required to be placed in service.

17. Applications which have a general partner, voting member, developer, or related party that owns a managing or controlling interest in a New Jersey LIHTC project that has failed to pay NJHMFA monitoring fees (unless NJHMFA has formally issued a deferral) shall have 15 points deducted from the application's score.

18. Applications which have a general partner, voting member, developer, or related party that owns a managing or controlling interest in a New Jersey LIHTC project that has failed to submit its annual project certifications and/or annual tenant information shall have 15 points deducted from the application's score.

19. Applicants may select one of the following:

- a. Applications with a general partner, voting member, developer, or related party (with at least a 50 percent interest in the general partner/managing member) that has successfully developed and operated at least two other LIHTC projects shall receive three (3) points; or
- b. Applications with a general partner, voting member, developer, or related party (with at least a 50 percent interest in the general partner/managing member) that has successfully developed and operated at least one other LIHTC project and has entered into a management agreement with a property management company that has at least five years of experience monitoring LIHTC projects and a tax credit portfolio of no less than 300 units shall receive two (2) points.

20. Applicants may select one of the following:

- a. Projects that rent five units or five percent of the total project units, whichever is greater, to individuals or families who are homeless shall receive three (3) points.
- b. Projects that rent five units or five percent of the total project units, whichever is greater, to individuals with disabilities who are leaving institutions under the decision in *Olmstead v. L.C.*, 527 U.S. 581 (1999), or individuals with disabilities who are at risk of institutionalization, and who meet the criteria of N.J.A.C. 5:80-33.12(c)14 shall receive two (2) points.

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

21. Projects that select the 20 percent at 50 percent Federal set aside as defined under Section 42(g)(1)(A) of the Code or elect to restrict 10 percent of the tax credit units to households earning 30 percent or less of area median income adjusted for family size shall receive eight (8) points.

22. Applicants that utilize the cure period in N.J.A.C. 5:80-33.11(c)1 or 3 shall have one (1) point per each defect cured deducted from the application's score.

23. Applications which have a general partner, voting member, developer, or related party that owns a managing or controlling interest in an NJHMFA-financed property with three or more months of arrearages, with no workout plan (as approved by the Executive Director), shall have 15 points deducted from their scores.

24. Three (3) points shall be awarded to projects located within municipalities not defined as a TUM with 6.00 percent poverty or less. Two (2) points shall be awarded to projects located within municipalities not defined as a TUM with 6.01 percent to 10.7 percent poverty. One (1) point shall be awarded to projects located within municipalities not defined as a TUM with greater than 10.7 percent poverty. Two (2) points shall be awarded to projects located within municipalities defined as a TUM with 17.00 percent poverty or less. One (1) point shall be awarded to projects located within municipalities defined as a TUM with greater than 17.00 percent poverty.

MAXIMUM TOTAL POINTS 95

New Mexico Point Scoring System

1. Nonprofit, New Mexico Housing Authority (NMHA) or local Tribally Designated Housing Entity (TDHE) Participation. (10 points possible)
2. Locational Efficiency (4 points possible)
3. Rehabilitation Projects (15 points possible)
4. Sustaining Affordability (15 points possible)
5. Project Average Gross Median Income (AGMI) Level (40 points possible)
6. Project Average Gross Median Rent (AGMR) Levels (30 points possible)
7. Projects that Incorporate Market Rate Units (10 points)
8. Projects Committed to an Extended Use Period (5 points)
9. Projects in Which Units are Reserved for Households with Special Housing Needs (15 points possible)
10. Projects Reserved for Senior Housing (15 points possible)
11. Projects in Which 25 Percent of All Units are Reserved for Households with Children (15 points possible)
12. Leveraging Resources (10 points possible)
13. Complete Applications (5 points)
14. Marketing Units to Households Listed on Public or Indian Agency Waiting Lists (2 points)
15. QCT/Concerted Community Revitalization Plan (5 points possible)
16. Projects with Units Intended for Eventual Tenant Ownership (5 points)
17. Projects with Historic Significance (5 points)
18. Blighted Buildings and Brownfield Site Reuse (5 points)
19. Projects Located in Areas of Statistically Demonstrated Need (10 points possible)
20. Efficient Use of Tax Credits (20 points possible)
21. Non-Smoking Properties (6 points possible)
22. Adaptive Reuse Projects (5 points)
23. Other Scoring Points Available (6 points possible)

MAXIMUM TOTAL POINTS 258

New York Point Scoring System

1. Project Occupancy (Maximum 18 points)

- A. Households with Children (3 points)
- B. Very Low Income Occupancy (6 points)
- C. Deeper Affordability (3 points)
- D. Special Needs Populations (5 points)
- E. Public Housing Waiting Lists (1 point)

2. Project Financing and Development Costs (Maximum 31 points)

- A. Public Financing (6 points)
- B. Efficiency of Subsidy (3 points)
- C. Developer Fees (4 points)
- D. Efficiency of Financing (3 points)
- E. Pricing (5 points)
- F. Efficiency of Credits (5 points)
- G. Lower Costs (5 points)

3. Project Characteristics (Maximum 18 points)

- A. Targeted Areas (6 points)
- B. High-Opportunity Neighborhoods (3 points)
- C. Difficult to Develop Projects Acquired from the City (3 points)
- D. Tenant Ownership (1 point)
- E. Historic (1 point)
- F. Preservation Projects (4 points)

4. Applicant Characteristics (Maximum 8 points)

- A. Experience (6 points)
- B. Participation Diversity (2 points)
- C. HPD Development History and Problems (varying point deductions)

5. Project Readiness (Maximum 15 points)

- A. Approved Contractor Price (5 points)
- B. Plan Submission (5 points)
- C. Phase 1 Environmental Report (5 points)

6. Special Priority Points (Maximum 10 points)

- A. Projects the Commissioner of HPD determines to be an important imitative or unique opportunity to meet the basic local housing objectives.

MAXIMUM TOTAL POINTS 100

North Carolina Point Scoring System

1. Site Evaluation (Maximum 62 points)

- A. Neighborhood Characteristics (Maximum 10 points)
- B. Amenities (Maximum 38 points)
- C. Site Suitability (Maximum 12 points)
- D. Site Bonus Points- Points will be awarded to the site(s) deemed to be the most desirable real estate investment and most appropriate for housing, amongst all applications. (Maximum 2 points)
- E. Site Negative Points- Points will be deducted from a site deemed to be unsuitable for housing. This determination recognizes a site may meet all site evaluation scoring criteria but not be suitable for housing regardless of having required zoning or local government support. (Negative 3 points)

2. Rent Affordability

- A. Tenant Rent Levels and RPP (Maximum 2 points)

3. Project Development Costs (Possible negative 10 points)

4. Special Criteria

- A. Credits Per Unit Average (Maximum 2 points)
- B. Applicant Bonus Point (Maximum 1 point)
- C. Olmstead Settlement Initiative (Maximum 4 points)
- D. Section 1602 Exchange Projects (Possible negative 40 points)

5. Design Standards (Maximum 30 points)

- A. Site Layout (5 points)
- B. Quality of Design and Construction (up to 25 points)
- C. Adaptive Re-Use (up to 25 points)

MAXIMUM TOTAL POINTS 100

North Dakota Point Scoring System

1. Serves Lowest Income Groups (0 to 45 points)
2. Extended Duration of Low Income Use (3 to 9 points)
3. Redevelopment and Revitalization (5 points)
4. Historic Properties (4 points)
5. Permanent Supportive Housing (5 to 20 points)
6. Design Standards (3 to 10 points)
7. Universal Design (3 to 12 points)
8. Green Communities (1 to 7 points)
9. Rent Rebate for Homeownership (2 points)
10. Tenant Ownership (2 points)
11. Housing for Individuals with Children (5 points)
12. Housing for People 55 and Over (8 points)
13. Preserve Existing Affordability (5 to 10 points)
14. Committed Leverage (2 to 4 points)

MAXIMUM TOTAL POINTS 143

Ohio Point Scoring System

1. Local Partners (Select One for 10 Points)

- A. Non-Profit Partner.
- B. Housing Authority Partner.
- C. CHDO Partner.
- D. In-State Partner.

2. Neighborhood Development (Select One for 5 Points)

- A. NMTC (Federal New Markets Tax Credit)
- B. Collateral Investment.
- C. Neighborhood Initiatives Program.
- D. Concentrated Job Center.

3. Impact Initiative (Points Per Criteria: 5 Points, Maximum Points: 20 Points)

- A. Infant Mortality. Non-Senior developments that enter into a partnership with an infant mortality prevention partner to provide education or services to development residents and/or the surrounding neighborhood.
- B. Aging in Place. Developments in which all affordable units incorporate all elements identified in the Aging in Place Design Requirements, enclosed as Appendix E.
- C. Health Care Access. Development is located within five miles of a pharmacy and either a free clinic with membership in the Ohio Association of Free Clinics, a Health Resources & Services Administration Health Center or a “hospital” that is registered with the Ohio Department of Health.
- D. Green. Developments that meet the green building standards outlined in the 2015 Enterprise Green Communities Criteria, Leadership in Energy & Environmental Design (LEED) Certification by the U.S. Green Building Council, or ICC 700 National Green Building Standards (NGBS) by Home Innovation Research Labs (formerly the NAHB Research Center) and that successfully achieve program certification for the proposed development. Evidence of certification is required at 8609.
- E. Exercise and Wellness. Development includes either an indoor or outdoor fitness or recreation area with machines or equipment that promote a healthy lifestyle and/or sensory play appropriate to the target population or an on-site, dedicated health clinic.
- F. Historic Tax Credits.
- G. Market Integration. Development promotes economic integration by providing at least 15 percent of units that are not income restricted.

4. Credits per Affordable Unit (Select One for up to 10 Points)

OHFA will award up to ten points to proposed developments based on the HTCs requested per affordable unit. This will be calculated by dividing the total credit amount requested by the total number of affordable units.

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- 10 points if seeking \$18,000 credits per affordable unit or less
- 9 points if seeking \$18,001 - \$19,000 credits per affordable unit
- 8 points if seeking \$19,001 - \$20,000 credits per affordable unit
- 7 points if seeking \$20,001+ credits per affordable unit

5. Extremely Low Income Targeting (10 Points)

6. Supporting Integrated Communities (5 Points)

7. Sub-Pool Priorities: Urban Opportunity Housing (Points Per Criteria: 10 Points, Maximum Points: 40 Points)

A. MHA Waitlist Priority.

B. Transit. Developments located within a half-mile radius of a public transit stop or facility offering service at regular frequencies (at least five outbound and five inbound trips per weekday) to local or regional destinations.

C. Education. Development is either sited within a school district graded “B” or higher or sited within the assignment area of an individual school graded “B” or higher in the Ohio Department of Education’s Performance Index measurement.

D. Anchor Institutions. Development is sited within 2 miles of an educational, medical or corporate center with over 2,000 jobs on-site that also has an endowment or philanthropic component whose mission includes community development for the area in which the institution is sited.

E. Non-Food Desert. Developments located in a census tract where 9.9 percent or less of households lack a grocery store within a half-mile and a car.

F. Affordable Childcare. Developments located within five miles of a Licensed Child Care Center that accepts children in Publicly Funded Child Care.

G. 811 Double-Down. Proposals that commit two different developments to participate in the Ohio 811 Project Rental Assistance program.

H. Local Development Priority.

MAXIMUM TOTAL POINTS 100

Oregon Point Scoring System

1. Need (20 points)

- A. Target Population
- B. Severity of Need
- C. Equitably Served Geography

2. Impact (40 points)

- A. Plan Alignment
- B. HOME Leverage
- C. State Initiative/Policy Alignment
- D. Resident Services
- E. Affirmative Fair Housing Market
- F. Location Efficiency
- G. Location Preferences
- H. Tenant Impact
- I. Risk of Loss
- J. Prudent Investment

3. Preference (10 points)

- A. Serving Lowest Incomes
- B. Federal Preferences

4. Financial Viability (15 points)

- A. Development Pro Forma Review
- B. Operating Pro Forma Review
- C. Reasonable Request and Demonstrated Need for Resources
- D. Well Documented and Explained Construction Costs
- E. Explained Exit Strategy at Year 15

5. Capacity (15 points)

- A. Owner, Sponsor, Management Performance
- B. Minority Women and Emerging Small Business Utilization
- C. Readiness to Proceed

MAXIMUM TOTAL POINTS 100

Pennsylvania Point Scoring System

1. Community and Economic Impact (30 points)

A. Underserved Areas (Maximum 20 points)

- i. General Occupancy- Areas of Opportunity (18 points)
- ii. General Occupancy- School Performance Standards (2 points)

B. Community Revitalization

i. For New Construction and Substantial Rehabilitation Properties:

- Community Revitalization Plan (5 points)
- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs (5 points)
- Mixed-Income Housing (2 points)
- Transit-Oriented Design (2 points)
- Walkability (2 points)
- Site (4 points)

ii. For Preservation Properties:

- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs (3 points)
- Risk of Loss Due to Market Conversion or Sale (4 points)
- Risk of Loss Due to Critical Physical Needs (4 points)
- Mixed-Income Housing (2 points)
- Transit-Oriented Design (2 points)
- Walkability (2 points)
- Site (3 points)

2. Development Characteristics (25 points)

A. Smart Site Selection

- up to five (5) points may be awarded to those developments located on a brownfield;
- up to seven (7) points may be awarded to those developments considered residential infill; and
- up to ten (10) points may be awarded to those developments consisting of an adaptive reuse of an existing building.

B. Certification under a national Green Building Program.

Ten (10) points may be given to new construction and substantial rehabilitation developments achieving certification under one of the following green building standards:

- Enterprise Green Communities – 2015
- LEED v4 BD+C Homes & Multifamily Lowrise (1-3 stories) – Silver
- LEED v4 BD+C Multifamily Midrise (4-8 stories) – Silver

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- LEED v4 BD+C New Construction & Major renovation (over 8 stories) – Silver
- ICC/ASHRAE 700 National Green Building Standard - Silver

Ten (10) points may be given to preservation developments achieving certification under one of the following green building standards:

- Enterprise Green Communities – 2015 – Moderate Rehab
- LEED v4 O+M – Multifamily - Certified
- ICC/ASHRAE 700 National Green Building Standard – Silver
 - Under Section 305.3 – Whole Building Rating – Bronze
 - Under Section 305.4 – Functional Areas Rating – Compliant with Chapter 12

C. Energy Efficiency Goals –

- Reduced HERS Index (5 points)
- Passive House (10 points)

3. Resident Population and Services (55 points)

- A. Income and Rent Targeting (20 points)
- B. Designated Populations & Supportive Services (10 points)
- C. Accessible Units (10 points)
- D. Large Families (10 points)
- E. Section 811 Participation

4. Development Process (30 points)

- A. Noncompliance (negative (-) 10 points)
- B. Development Team – Material Participation of Minority, Women’s and Veteran’s Businesses (10 points)
- C. Ability to Proceed (20 points)

5. Development Cost Savings (10 points)

MAXIMUM TOTAL POINTS 150

Rhode Island Point Scoring System

1. Total Development Cost (10 points)
2. Housing Credit Efficiency (10 points)
3. State Housing Grant Funds (10 points)
4. Leverages rental and operating subsidy such as: HUD's Rental Assistance Demonstration program, Section 811 program, Federal or State Rental Assistance program. (4 points)
5. Leverages Competitive Housing Resources such as Choice Neighborhoods Initiative, USDA or Federal and State Historic credits (10 points)
6. Serves very low income, homeless and/or special needs persons (6 points)
7. Rhode Island Construction Firms (5 points)
8. Fully permitted development (8 points)
9. Alignment with Comprehensive Community Development goals (22 points)
10. Located in a community with less than 10% affordable homes (10 points)
11. Addresses vacant, foreclosed and blighted properties (5 points)
12. Energy Star (3 points)
13. Renewable Energy (2 points)
14. Utility Benchmarking (3 points)
15. Preservation of Greenfields (5 points)

MAXIMUM TOTAL POINTS 113

South Carolina Point Scoring System

1. Positive Site Characteristics (Maximum 38.5 points)
2. Detrimental Site Characteristics (Maximum 44 points deducted)
3. Market Study Criteria (1 point)
4. Tax Credit Development Experience (9 points)
5. Targeting Characteristics (36 points)
6. Development Size (2 points)
7. Development Characteristics (Maximum 110 points)
8. Durable Construction (4 points)

Additional points are awarded among the various set-asides.

MAXIMUM TOTAL POINTS 200.5

South Dakota Point Scoring System

1. Local Housing Need (150 points maximum)

2. Primary Selection Criteria

- A. Deep Income Targeting (75 points maximum)
- B. Extended Use Commitment (30 points maximum)
- C. Construction Type (50 points maximum)
- D. Concerted Community Revitalization Plans (20 points maximum)
- E. Mixed Income Use (30 points maximum)
- F. Financial Support (20 points maximum)
- G. Applicant Characteristics (40 points maximum)
- H. Tenant Ownership - Lease Purchase (30 points maximum)
- I. Service Enriched Housing (40 points maximum)
- J. HUD Section 811 – Unit for Persons with Disabilities (30 points maximum)
- K. Accessibility (15 points maximum)
- L. Efficient Use of Tax Credits (30 points maximum)
- M. Percentage of Soft Costs Used for Project Costs (30 points maximum)
- N. Project Location (40 points maximum)
- O. Individuals with Children (10 points maximum)
- P. Public Housing Notification (10 points maximum)

3. Readiness to Proceed

- A. Plans and Specifications (25 points maximum)
- B. Site Control (25 points maximum)
- C. Financing (60 points maximum)
- D. Utilities (20 points maximum)
- E. Zoning (10 points maximum)
- F. Platting (10 points maximum)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

4. Project Characteristics (200 points maximum)

5. Tribal Projects (50 points maximum)

MAXIMUM TOTAL POINTS 1050

Tennessee Point Scoring System

1. Development Location and Housing Needs (Maximum 20 points)
2. Development Characteristics (Maximum 25 points)
3. Sponsor and PHA Sponsor Characteristics (Maximum 19 points)
4. Lowest Income Preference (Maximum 12 points)
5. Extended Use Preference or Eventual Tenant Ownership (Maximum 7 points)
6. Public Housing Priority (Maximum 6 points)
7. Residence Priority (Maximum 6 points)
8. Tennessee Growth Policy Act (Maximum 5 points)

MAXIMUM TOTAL POINTS 100

Texas Point Scoring System

1. Criteria promoting development of high quality housing.
 - A. Size and Quality of the Units (15 points)
 - i. Unit Sizes (8 points)
 - ii. Unit and Development Features (7 points)
 - B. Sponsor Characteristics (2 points maximum)
 - i. The ownership structure contains either a HUB certified by the Texas Comptroller of Public Accounts by the Full Application Delivery Date or it contains a Qualified Nonprofit Organization, provided the Application is under the Nonprofit Set-Aside. (2 points)
 - ii. The HUB or Nonprofit Organization must be involved with the Development Services or in the provision of on-site tenant services during the Development's Affordability Period. (1 point)
2. Criteria to serve and support Texans most in need.
 - A. Income Levels of Tenants (16 points)
 - B. Rent Levels of Tenants (13 points)
 - C. Tenant Services (11 points)
 - D. Opportunity Index (QCT, Amenities) (7 points)
 - E. Underserved Area (5 points)
 - F. Tenant Populations with Special Housing Needs (2 points)
 - G. Proximity to the Urban Core (5 points)
 - H. Readiness to Proceed in Disaster Impacted Counties (5 points)
3. Criteria Promoting Community Support and Engagement
 - A. Local Government Support (17 points)
 - B. Commitment of Development Funding by Local Political Subdivision (1 point)
 - C. Declared Disaster Area (10 points)
 - D. Quantifiable Community Participation (9 points)
 - E. Community Support from State Representative (8 points)
 - F. Input from Community Organizations (4 points)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- G. Concerted Revitalization Plan (7 points) Applicants may only receive points in this category or the Opportunity Index category, not both.

4. Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability

- A. Financial Feasibility (18 points)
- B. Cost of Development per Square Foot (12 points)
- C. Pre-application Participation (6 points)
- D. Leveraging of Private, State, and Federal Resources (3 points)
- E. Extended Affordability (2 points)
- F. Historic Preservation (5 points)
- G. Right of First Refusal (1 point)
- H. Funding Request Amount (1 point)

5. Factors Affecting Eligibility in the 2019 Application Round (Up to negative (-) 5 points, and potentially find applicant ineligible to compete in a future round)

- A. If the Applicant or Affiliate failed to meet the original Carryover submission or 10 percent Test deadline(s) or has requested an extension of the Carryover submission deadline, the 10 percent Test deadline (relating to either submission or expenditure).
- B. If the Applicant or Affiliate failed to meet the commitment or expenditure requirements of a HOME or National Housing Trust Fund award from the Department.
- C. If the Developer or Principal of the Applicant violates the Adherence to Obligations.
- D. Any deductions assessed by the Board for paragraph (1) or (2) of this subsection based on a Housing Tax Credit Commitment from the preceding Application Round will be attributable to the Applicant or Affiliate of an Application submitted in the current Application Round.
- E. If the Applicant or Affiliate fails to meet the deadline to both close financing and provide evidence of an executed construction contract under 10 TAC §11.9(c)(8) related to construction in specific disaster counties.

MAXIMUM TOTAL POINTS 178

Utah Point Scoring System

1. Lower Income Targeting (Maximum 5,000 points)
2. Project Location (Maximum 280 points)
3. Project Characteristics (Maximum 700 points)
4. Applicant Characteristics (Maximum 260 points)
5. Tenant Populations with Special Housing Needs (Maximum 700 points)
6. Services to Tenants with Public Housing Assistance (Maximum 200 points)
7. Housing Needs Characteristics (Maximum 200 points)
8. Cost and Credit Efficiency (Maximum 500 points)

MAXIMUM TOTAL POINTS 7840

Vermont Point Scoring System

Vermont ranks their applications through a system that utilizes checkmarks, not points.

- 1) Projects that are in a Downtown, a Village Center or Neighborhood Development Area will receive ***five checkmarks***; projects that support Downtowns or Village Centers or Neighborhood Development Areas by virtue of their location (i.e. that are within a reasonable walking distance from these areas) will receive ***four checkmarks***. A map outlining the Downtown / Village Center / Neighborhood Development Area and the location of the project must be included with the application. Projects located in a Dense Infill Site will receive ***two checkmarks***.
- 2) Projects whose tenancy/type has a majority of the total units two bedroom or larger and are available for General Occupancy will receive ***five checkmarks***. Projects that are for General Occupancy and are of any market-appropriate unit size distribution will receive ***four checkmarks***. Projects that are age restricted for senior occupancy (and are of any market-appropriate unit size distribution) will receive ***one or three checkmarks***, based on the robustness of the service package offered. Service-Enriched Housing (equivalent to the SASH model) will receive ***three checkmarks***. Staff will evaluate all service plans and will assign ***one or three checkmarks*** accordingly.
- 3) Any project that provides Supportive Housing units for the Homeless or At Risk of Homelessness at the proposed project (or within the Sponsor's existing portfolio that are not already dedicated to be Supportive Housing) equal to 25% of the Housing Credit units proposed will receive ***four checkmarks***.
- 4) Projects that can demonstrate the ability to serve households earning no more than 30% of the area median gross income (AMGI) and those on public housing waiting lists by having at least 25% of the total units in the project receive 'new' project-based-rental assistance will receive ***three checkmarks***. ('New' meaning the PBRA is not already at the occupied development, nor is being transferred from another occupied project, unless that transfer happens simultaneous with new rental assistance for the existing tenants). Projects that have existing project-based rental assistance on at least 25% of the total units at the project will receive ***one checkmark***.
- 5) Projects of 20 units and over that have no fewer than 20% of the units in the development unrestricted as to income and rents, or else restricted to households above 60% of the area median gross income, will receive ***two checkmarks***. For developments of under 20 units, a single unit that is either unrestricted or restricted above 60% will similarly receive ***two checkmarks***.
- 6) Projects with Access to Public Transportation will receive ***two checkmarks***.
- 7) Projects that propose the removal of Blight will receive ***two checkmarks***.

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- 8) Existing projects that are Federally Subsidized and At-Risk will receive *two checkmarks*.
- 9) Projects that utilize the Historic Rehabilitation Tax Credit as described in the Internal Revenue Code Section 47(a)(2) will receive *one checkmark*.
- 10) Projects that will be constructed to and certified as meeting either Passive House Construction standards or Net Zero construction standards will receive *one checkmark*.
- 11) Projects that are Highly Ready-To-Proceed to construction will receive *one checkmark*.
- 12) Projects intended for Eventual Tenant Ownership will receive *one checkmark*.
- 13) Projects that are in a town that has market need and demand but has no affordable housing of the type proposed will receive *one checkmark*.

MAXIMUM TOTAL CHECKMARKS POSSIBLE 30

Virginia Point Scoring System

1. Readiness (40 points)
2. Housing Needs Characteristics (150 points)
3. Development Characteristics (337 points)
4. Tenant Population Characteristics (30 points)
5. Sponsor Characteristics (50 points)
6. Efficient Use of Resources (300 Points)
7. Bonus Points (135 points)

MAXIMUM TOTAL POINTS 1042

Washington State Point Scoring System

1. Additional Low-Income Housing Commitment (Maximum 60 points)
2. Additional Low-Income Housing Use Period (Maximum 44 points)
3. Housing Commitments for Priority Populations (Maximum 35 points)
4. Leverage (Maximum 10 points)
5. Public Leverage (2 points)
6. Project-Based Rental Assistance (Maximum 4 points)
7. Cost Containment Incentive (Maximum 2 points)
8. Developer Fees (Maximum 10 points)
9. Properties at Risk of Loss or Market Conversion (Rehab Only) (Maximum 6 points)
10. Historic Buildings (New Production Only) (5 points)
11. Eligible Tribal Area (Maximum 10 points)
12. Location Efficient Projects (2 points)
13. Area Targeted by a Local Jurisdiction (2 points)
14. Community Revitalization Plan (1 point)
15. Transit Oriented Development (1 point)
16. Job Centers (1 point)
17. High and Very High Opportunity Areas (1 point)
18. Nonprofit Sponsor (5 points)
19. Donation in Support of Local Housing Needs (5 points)
20. Eventual Tenant Ownership (2 points)
21. Energy Consumption Model for Calculating Utility Allowance (2 points)

MAXIMUM TOTAL POINTS 205

West Virginia Point Scoring System

1. Property Characteristics (120 points)
2. Ability to Produce a Qualified Low-Income Residential Rental Property (160 points)
 - A. Permanent Financing (25 points)
 - B. Syndication of Investment Interests and Tax Credits (20 points)
 - C. Developer Experience in the LIHTCP (20 points)
 - D. Developer's and General Partner's Timely Delivery of Units (20 points)
 - E. General Partner Portfolio Occupancy Rate (25 points)
 - F. Participation in the Most Recent Fund Application Workshop (30 points)
 - G. Pipeline Properties (20 points)
3. Property Location and Housing Needs Characteristics (190 points)
 - A. LIHTCP Unit Production as a Percentage of the Renter-Occupied Housing Units
 - B. Median Household Income
 - C. Percentage of Households whose Gross Rent as a Percentage of Household Income is 30% or Greater
 - D. Rental Vacancy Rate
 - E. Un-Met Housing Need
 - F. High-Opportunity Location
4. Sponsor Characteristics (10 points)
 - A. Woman or Minority Participation in Property Development (3 points)
 - B. Woman or Minority Participation in Property Management (4 points)
 - C. Support Services Provided by a Private Non-Profit or by a Public Housing Authority (3 points)
5. Tenant Populations Targeted for Occupancy (25 points)
6. Persons on a Public Housing Waiting List (25 points)
7. Properties Committed to Eventual Tenant Ownership (5 points)
8. Historic Nature of Property (20 points)
9. Preference for Properties Serving the Lowest Income Tenants (50 points)
10. Preference for Properties Obligated to Serving Qualified Tenants for the Longest Periods of Time (150 points)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

11. Preference for Community Revitalization Properties Located in Qualified Census Tracts (50 points)

12. Energy Efficiency and Quality of Housing (195 points)

MAXIMUM TOTAL POINTS 1000

Wisconsin Point Scoring System

1. Lower-Income Areas (5 points)
2. Energy Efficiency and Sustainability (32 points)
3. Mixed-Income Incentive (12 points)
4. Serves Large Families (5 points)
5. Serves Lowest-Income Residents (60 points)
6. Supportive Housing (20 points)
7. Rehab/Neighborhood Stabilization (25 points)
8. Universal Design (18 points)
9. Financial Participation (25 points)
10. Eventual Tenant Ownership (3 points)
11. Development Team (12 points)
12. Readiness to Proceed (12 points)
13. Credit Usage (30 points)
14. Opportunity Zones (25 points)

MAXIMUM TOTAL POINTS 284

Wyoming Point Scoring System

Primary Criteria

1. Housing Needs Characteristics (Maximum 250 points)
 - A. Need (Maximum 192 points)
 - B. Vacancy in Community (Maximum 48 points)
 - C. Vacancy in Subsidized Projects (Maximum 10 points)
 - D. Geographic Distribution (Possible -200 points)
2. Quality of Construction (Maximum 123 points)
 - A. Minimum Construction Standards (1 point)
 - B. Construction Standards Exceeded (Maximum 85 points)
 - C. Energy Efficiency and/or Sustainability Certification (Maximum 32 points)
 - D. HERS Rating (Maximum 5 points)
3. Income Levels (Maximum 40 points)
 - A. Meeting Market Study (Maximum 10 points)
 - B. Lower Income Targeting (Maximum 5 points)
 - C. Deep Income Targeting (Maximum 10 points)
 - D. Extreme NHTF Income Targeting (Maximum 15 points)
4. Affordability Levels (Maximum 38 points)
5. Extended Low-Income Use (Maximum 35 points)
6. Community Revitalization in Qualified Census Tracts (Maximum 5 points)

Secondary Criteria

1. Project Location (Maximum 50 points)
 - A. Appropriate Location (Maximum 35 points)
 - B. Concentration of Low-Income Housing (Maximum 15 points)
 - C. Inappropriate Location (Possible -200 points)
 - D. Developer not at site visit (Possible -200 points)
2. Project Characteristics (Maximum 72 points)
 - A. Project Design (Maximum 46 points)
 - B. Private-Public Partnerships (Maximum 10 points)
 - C. Site Control (Maximum 3 points)
 - D. Proper Zoning (Maximum 3 points)
 - E. Subsidy (Possible -200 points)
 - F. Other Supportive Financing (Maximum 5 points)
 - G. Community Revitalization Plan (Maximum 5 points)
3. Sponsor/Applicant Characteristics (Maximum 50 points)

Oklahoma Housing Finance Agency LIHTC Scoring Criteria Summarized

- A. Experience and Credibility (Maximum 40 points)
- B. Poor Performance (Possible -200 points)
- C. Financial Capacity (Maximum 10 points)

- 4. Public Housing Waiting Lists (Maximum 2 points)
- 5. Families or Individuals with Children (Maximum 4 points)
- 6. Financial Support from Local Sources (Maximum 35 points)
- 7. Management Capacity (Possible -200 points for Poor Performance)
- 8. Total Project Costs (Possible -1000 points)
- 9. Owner/General Partner Equity in Project (Maximum 20 points)

MAXIMUM TOTAL POINTS 724