

A. Development Team Section – 35 Possible Points

This section of the scoring criteria includes developer, consultant, management agent, owner, application preparer, general partner(s) and/or non-profit partner(s).

1. Monitoring/Compliance Issues

- a. There has not been any unresolved or outstanding compliance and/or monitoring issues with any member of the development team. 15 pts.
- b. There has been a member of the development team that has had noted noncompliance issues but all have been corrected. 5 pts.
- c. There has been a member of the development team that has had compliance issues or findings and received 8823's since 2001. 0 pts.

2. Waiver Requests

- a. No members of the development team have requested a waiver from KHC on pledged amenities or pledged attributes (deeper rent restrictions, set-aside units, etc.) on projects previously funded with KHC financing and/or housing credits. 10 pts.

3. Sponsor Characteristics (only one will apply)

- a. Project is developed by a minority controlled and managed development entity that has been in existence for three or more years. This entity must also receive at least 51% of the developer fee for the proposed project. 10 pts.

Or

- b. Project is developed by a female controlled and managed development entity that has been in existence for three or more years. This entity must also receive at least 51% of the developer fee for the proposed project.

TOTAL DEVELOPMENT TEAM POINTS: _____

B. Financial Design – 55 Possible Points

An application that meets the required scoring minimum will then be reviewed by staff as it pertains to Financial/Market Need Feasibility. That review will require a more in-depth review concerning the financial feasibility of a project, if it is found that a project isn't financially feasible for there is no market, regardless of the points scored, the application will be rejected.

Rent restrictions: *Rent restrictions are based upon the published tax credit rents. As applicable, check one selection in each category.*

1. 60% Rent Restrictions

- a. 100% of the units are rent restricted to the 60% level 10 pts.
- b. 50% of the units are rent restricted to the 60% level 5 pts.
- c. 25% of the units are rent restricted to the 60% level 2 pts.

2. 50% Rent Restrictions

- a. 100% of the units are rent restricted to the 50% level 20 pts.
- b. 50% of the units are rent restricted to the 50% level 10 pts.
- c. 25% of the units are rent restricted to the 50% level 5 pts.

3. 30% Rent Restrictions

- a. 100% of the units are rent restricted to the 30% level 35 pts.
- b. 50% of the units are rent restricted to the 30% level 15 pts.
- c. 25% of the units are rent restricted to the 30% level 10 pts.

4. DDA or QCT

- a. Project is outside a QCT or DDA and is requesting 15% or less of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). 20 pts.
- b. Project is outside a QCT or DDA and is requesting more than 15.1% to 30% of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). 10 pts.

TOTAL FINANCIAL DESIGN POINTS: _____

C. Project Design & Location– 145 Possible Points

1. **Building Design** (check all that apply)

- a. Brick, Stone, Hardy plank or similar covering 50 percent or more of total exterior walls. 2 pts.
- b. Project preserves existing rental housing stock (points will be prorated if not all units are preservation). 2 pts.
- c. Project converts existing structures to rental housing. 2 pts.
- d. By using the Qualified Contract process, the project retains existing Low Income Housing Tax Credit properties in the affordable housing market. (points will be prorated if not all units are Qualified Contract). 2 pts.
- e. Project incorporates Energy Star design features. 2 pts.
- f. Overall project design includes green construction techniques. 2 pts.

2. **Project Size**

- 24 units or less 10 pts.
- 25 – 34 8 pts.
- 35 and higher 5 pts.

3. **Plans and Specifications**

Based upon the preliminary plans, specifications or work write-up submitted, plans and specifications must be detailed enough to determine the following:

- a. The plans are submitted to proper scale and appear to be accurate and meet all code and design requirements. 10 pts.
- b. The plans are close to proper scale and appear to meet most of the code and design requirements. 5 pts.
- c. The plans are not to scale and the reviewer is unable to determine if code and design requirements were met. 0 pts.

4. Project Amenities (Check all that apply)

- a. Washer/Dryer hookups in the unit. 1 pt.
- b. Washer/Dryer provided in the unit. 1 pt.
- c. Dishwasher in the unit. 1 pt.
- d. Microwave provided in unit. 1 pt.
- e. Stove provided in unit. 1 pt.
- f. Refrigerator provided in unit. 1 pt.
- g. Security service/alarm provided in unit. 1 pt.
- h. Help/call system (type typically found in elderly and/or handicap units). 1 pt.
- i. Community room provided in project not the office unless it is extra large to accommodate a true community room. (Additional points are awarded if project will provide the following): 2 pts.
 - 1. Computer Lab 1 pt.
 - 2. Grandkids Playroom 1 pt.
 - 3. Exercise Room 1 pt.
 - 4. Other: _____ 1 pt.
- j. Playground provided on site (additional points are awarded if project will provide the following): 2 pts.
 - 1. Swing set 1 pt.
 - 2. Jungle gym 1 pt.
 - 3. Basketball court 1 pt.
 - 4. Other: _____ 1 pt.
- k. Outdoor sitting/community area provided on site (additional points are awarded if project will provide the following): 2 pts.
 - 1. Picnic tables/benches 1 pt.
 - 2. Gazebo 1 pt.
 - 3. Outdoor Grill area 1 pt.
 - 4. Other: _____ 1 pt.

5. Site Design and Neighborhood Compatibility (Check all that apply)

- a. Project is not located in a flood zone or waterway. 5 pts.
- b. Project includes at least one on-site parking space per unit for elderly/special needs projects and at least one-and-a-half site parking spaces for family projects. 5 pts.

6. Site Location / Community Renewal Efforts (Check all that apply)

- a. Project is located in a Qualified Census Tract within a Community Revitalization Plan (CRP) area and is primarily focused on an existing residential area. (To be eligible for these points the CRP must have been officially adopted by local government between January 1, 2002 and December 31, 2006. (See scoring guidelines for documentation submission requirements). 15 pts.
- b. Project is located in Wolfe, Breathitt, Owsley or Lee County. 10 pts.
- c. Projects, which have received a firm commitment for additional subsidies from the Federal Home Loan Bank for Affordable Housing Program (AHP), commitment from HUD for HOPE VI funds, HOME funds (KHC's HOME funds do not qualify), Rural Development, Section 8 rental assistance (local housing authority) or a commitment from a city and/or county for CDBG funds. 10 pts.

7. Community Stability (Rehabilitation of Existing Rental Stock)

- a. The project will not permanently displace current residents. 10 pts.
- b. The project will provide relocation assistance and pay for expenses incurred by current residents that are forced to permanently relocate as part of the project. 5 pts.

8. Tenant Empowerment (Check all that apply)

- a. Employment/Job Training Services 5 pts.
- b. Education Program (GED/Post-Secondary) 5 pts.
- c. Daycare/Eldercare Services 5 pts.
- d. Head Start/Latch Key Services 5 pts.
- e. Transportation (provided by the project) 5 pts.
- f. Case Management Services (does not include case management that is part of the special housing needs service & tenant referral plans for set-aside units). 5 pts.

TOTAL PROJECT DESIGN & LOCATION: _____

D. TARGETING PLAN: Populations with Special Needs– 85 Possible Points

Targeting Plan: The project has a set-aside of units for use by persons with an impairment that substantially limits one or more of the major life activities of the individual. Tenants must have a record of such impairment/condition and/or be regarded as having the impairment/condition. These projects must submit a service component package provided by a nonprofit agency and an appropriate tenant referral system, **both of which must comply with the KHC guidelines for these documents.** KHC will review these documents and make determinations as to their acceptability. *Populations in this category are include those with severe mental illness, mental retardation/developmental disabilities, alcohol and/or drug addiction, HIV/AIDS, acquired (traumatic) brain injury, physical disabilities, victims of domestic violence.*

1. Percentage of Units Set Aside

- | | | |
|------------------|--------------------------|---------|
| a. 50% and above | <input type="checkbox"/> | 60 pts. |
| b. 30% to 49.99% | <input type="checkbox"/> | 40 pts. |
| c. 20% to 29.99% | <input type="checkbox"/> | 20 pts. |
| d. 10% to 19.99% | <input type="checkbox"/> | 10 pts. |

2. Supportive Services/Tenant Referral Plans (Refer to scoring guidelines for additional guidance and required documentation submission.

- | | | |
|--|--------------------------|---------|
| a. Applicant has fully described <u>and</u> documented all required supportive services and referral sources appropriate for <u>all</u> targeted special needs groups. | <input type="checkbox"/> | 15 pts. |
| b. Applicant has described <u>all</u> required supportive services and referral sources for <u>all</u> targeted special needs groups, but either the description is inadequate or inappropriate, or there is a lack of documentation | <input type="checkbox"/> | 10 pts. |
| c. Applicant has failed to address the required supportive services and/or referral sources for one or more of the targeted special needs groups. | <input type="checkbox"/> | 0 pts. |

3. Elderly Projects

- | | | |
|--|--------------------------|---------|
| a. 100% of the units have been set aside for persons 65 year of age and older. | <input type="checkbox"/> | 10 pts. |
| b. 80% of the units have been set aside for persons 55 years of age and older. | <input type="checkbox"/> | 5 pts. |

TOTAL POPULATIONS WITH SPECIAL NEEDS POINTS: _____

E. Ready to Proceed– 30 Possible Points

1. Commitments

- a. All commitments are in place and documentation has been submitted. 10 pts.
- b. Most commitments are in place and documentation has been submitted. 5 pts.
- c. Applicant has yet to apply for other sources of funding that will be needed. 0 pts.

2. Zoning

- a. Site is properly zoned. 10 pts.
- b. Application for zoning has been made to proper authorities. 5 pts.

3. Infrastructure

- a. Infrastructure is already on the site. 10 pts.
- b. Infrastructure will be made available to the site. 5 pts.

TOTAL READY TO PROCEED POINTS: _____