

**2004 Qualified Allocation Plan - DRAFT
LIHTC SCORING SYSTEM**

8/18/03

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

#	Item	Options	Maximum Poss
1	Project Impact (any one category)	a. 60% Net New Units (Family and Other Non-Senior)- Urban/infill/adaptive re-us b. 60% Net New Units (Family and Other Non-Senior) c. 60% net new units (Senior)- Urban/infill/adaptive re-use d. 60% net new units (Senior) e. New Construction or Rehab Construction Costs =>50% (TDC less land) f. Other	25 20 15 10 5 0
2	Family Units (a. and/or b.)	a. Family w/ > or = 70% 2 or more BR Also (and/or) b. Family w/ 20% up to 50% 3 or more BR or Family w/ =>50% 3 or more BR	10 10 15
3	Income Targeting (a. or b.)	a. >20% to <= 50% of units @ or below 50% MAI or b. >50% @ or below 50% MAI	5 10
4	Special Needs (any one category)	a. Service Enriched =>50% w/ services, or b. SRO, homeless, transitional housing	7 15
5	Public Housing Waiting List	Public Housing Waiting List	3
6	Location- Family* (any one category)	Must also score in Category 1a, 1b or 1e in order to get Location Points Family/Other Non-Senior Housing in Communities w/ <15% rental housing units " in Communities w/ >=15% up to 25% rental housing units " in Communities w/ less than 700 total housing units Any senior housing project	10 5 3 0
7	Neighborhood Improvement (a. plus b and/or c.)	a. Formally designated improvement area b. Approved for a. above and in QCT c. Approved for a. above and preserves and renovates existing housing	5 3 2
8	Advanced Projects (any or all categories)	Site Control or Partial Site Ownership or Site Ownership Phase I Environmental Completed Market Study Completed (or waived by Authority)** Significant amount - grant/soft loan commitment Preliminary plans or Comprehensive plans and specs Appropriate zoning w/ no variances or special exceptions needed	1 2 3 2 2 3 1 3 3
9	Conceptual Plan Submission	Submission of conceptual plans to Authority 60 days prior to deadline	10
10	Project Grants and Assistance (a. and/or b., plus c.) (Note: delete for 2004)	a. Family projects w/ new 90% rental assistance subsidy or Family projects w/ new, minimum 5 yr project subsidy for =>25% of units b. Projects w/ NHS, CDBG or significant other outside funds @ < AFR c. Projects scoring in b. above which also apply 25% of 9 b. sources toward replacing Authority funding (i.e. below cost limits)	10 7 5 5
11	Long Term Affordability (a. and/or b.)	a. Commits to minimum 10 year affordability extension past year 30 b. Projects planned for eventual tenant ownership	5 2
12	Sponsor is NH Nonprofit	NH nonprofit is sponsor and sole general partner	5
13	Local Support	Evidence of Local Support	0 to 5
14	Management Experience (Either or none)	Experience w/LIHTC, 1 compliance review or Management agent meets experience requirements	10 8
15	Developer Experience w/ NHHFA	Outstanding obligations, non-compliance etc	-1 to -20

Total Points (Minimum Threshold 60 points Round 1, 40 points thereafter)

* See Appendix V of QAP for Community Listing relative to Location scoring.

** Note: Market study must be commissioned by the Authority in order to secure these points