

III. ALLOCATION PROCESS

D. 9% LIHTC Allocation Process

The Authority will allocate 9% Credits based upon the selection criteria and application ranking procedures set forth below:

1. Applications in the 9% round will be separated into two classifications: Public Housing and General.
2. Determine LIHTC eligibility based on the criteria in Section III. F.
3. Score applications based on the criteria in Section III. G (including the CDBG-DR category).
4. Select the highest-scoring applications in Public Housing and General Classifications subject to adjustments for the following, as necessary; federal non-profit set-aside. The Authority will, if necessary,
 - Within the General Classification, skip over higher-scoring projects applications to fulfill the 10% non-profit requirement; and-
 - Within the General Classification, skip over higher scoring application to award at least one new construction family development located within a municipality listed on the Housing Appeal Procedure List where there is less than 10% assisted and deed restricted housing according to the C.G.S. Section 8-30g(k) and identified on the "Affordable Housing Appeals Procedure List", published by DOH.

The Authority intends to distribute evenly the available 9% Credits between the Public Housing and the General Classifications, and may reallocate available Credits at its discretion.

Tie breakers: If two projects have equal scores, the Authority will use the following tie-breakers, in order:

- ~~1. Preference is given, within the Public Housing Classification, to applications which include a signed agreement for resident participation over applications which do not have signed agreements. Preference is given only if signed agreements are applicable in accordance with C.G.S. §8-64c;~~
- ~~2.1. Highest Total Rental Affordability Category score;~~
- ~~3.2. Highest Total Financial Sustainability Category Score;~~
- ~~4.3. Highest Total Municipal Commitment & Impact Category Score;~~
- ~~5.4. Highest Total Financial Sustainability Category Score; and~~
- ~~6.5. Highest Total Qualifications & Experience Category Score; and~~

The results of the evaluation and ranking will be determined at the sole discretion of the Authority.

E. Application Classifications

Exceptional Priorities Classification – This classification is limited to the replacement of units associated with Vidal Court, Stamford, Connecticut which development has already been designated as an Exceptional Priority and may be considered for an award at any time.

F. Application Criteria

- d. Developments must conform with the Authority’s current Multifamily Design, Construction and Sustainability Standards and Construction Guidelines (“Standards”).
- j. The Authority’s Board of Directors reserves the right to independently review proposals and not award Credits because of non-compliance with requirements of any adopted housing policy, standards, or objectives of the State, in the following areas:
 - Project location (the suitability of the project's site and location for the intended purpose), Housing Needs and Prioritization, as defined in the Plan; and project cost(s).

G. Scoring

3. Municipal Commitment & Impact (29 24 points)

a. Municipalities ~~With Having~~ Less Assisted and Deed Restricted Affordable Housing

Project is located in a ~~community-municipality~~ where there is less than 10% ~~affordable-assisted and deed restricted housing as identified on the Affordable Housing Appeals List~~ according to the definition in C.G.S. Section 8-30g (k) and identified on the “Affordable Housing Appeals Procedure List”, published by DOH.

7 Points

e. Signed Resident Participation Agreement

Points are given, within the Public Housing Classification only, to applications which include a signed agreement for resident participation. Point are given only if signed agreements are applicable in accordance with C.G.S. 8-64c.

3 Points

5. CDBG – DR Additional Points (3 points)**a. Community Development Block Grant - Disaster Recovery Program**

Points will be awarded to ~~no more than up to~~ two of highest ranking CDBG-DR applications which have an aggregate allocation need of annual LIHTCs not to exceed \$~~3.2~~ million. CDBG-DR developments must be ~~identified eligible for Hurricane Sandy HUD financing as determined~~ by DOH and will be required to ~~be identified by~~ have received a written funding commitment from DOH for the subject development of CDBG-DR funding (Hurricane Sandy Disaster Recovery) from DOH.

3 Points

Steps for selecting the two developments to receive points:

1. CDBG-DR applications will be rated using the QAP and the Point Scale above.
2. CDBG-DR points will be given to the highest rated CDBG-DR application.
3. CDBG-DR points will be given to the next highest rated CDBG-DR application so long as the total annual LIHTCs for both CDBG-DR applications do not exceed \$~~3.2~~ million.