

EXHIBIT 61

POINTS WORKSHEET - SPONSOR TO SCORE APPLICATION AND INDICATE EXHIBIT WHICH SUPPORTS SCORE PRIOR TO SUBMISSION OF APPLICATION				
CATEGORY		MAX PTS	ACTUAL PTS	EXHIBIT #
<b>Increase in the Compliance Period</b>		0-3		
20 yr compliance +10 yr extended use		1		
25 yr compliance + 5 yr extended use		2		
30 yr compliance + 0 yr extended use		3		
<b>or</b>				
<b>Conversion to Tenant Ownership</b>		3		
<b>Developments Serving Lowest Income Residents</b>		0-15		
10% - 25%	2			
26% - 50%	4			
51% - 65%	6			
66% - 79%	10			
80% - 100%	15			
<b>Additional New Units for Families in Poverty</b>		0-5		
10% at 30%	1			
20% at 30%	3			
30% at 30%	5			
<b>Per Unit Cost Reductions</b>		0-5		
TDC of 71%-80% of 221 (d) (3) Limits	1			
TDC of 61%-70% of 221 (d) (3) Limits	3			
TDC of 50%-60% of 221 (d) (3) Limits	5			
<b>Special Needs Housing</b>		3		
<b>Additional Fair Housing and ADA Units</b>		0-5		
10% Fully Accessible Units	3			
15% Fully Accessible Units	4			
20% Fully Accessible Units	5			
<b>Local Government Contribution</b>		0-5		
1%	1			
2%	2			
3%	3			
4%	4			
5%	5			
<b>Local Government Support</b>		3		
<b>Leveraging of Non-DSHA Resources</b>		0-15		
95%-100%	15			
86%-94%	11			
70%-85%	9			
56%-69%	7			
30%-55%	5			
0%-29%	0			
<b>Mixed Income/Market Rate</b>		5		
<b>Utilization of Historic Tax Credits</b>		5		
<b>Preservation</b>		0-5		
Within 1 year of application of due date or has expired	5			
Within 2 years of application due date	4			
Within 3 years of application due date	3			
Within 4 years of application due date	2			
Within 5 year of application due date	1			
Require \$50,000 in hard costs	4	0-10		
Have Committed federal rental assistance contracts	3			
Property was placed in service on or before December 31, 1994	2			
Property is non-elderly/disabled	1			
		3		
<b>USDA/Other Federal Rental Subsidy (New Subsidy Only)</b>		1		
<b>Public Housing or Section 8 Waiting Lists</b>				
<b>Capacity of Development/Management Team</b>		0-3		
General Partner/Developer				
2 - 4 Developments	2			
5 or more	3			
Experience in Mgmt. of Affordable Rental Housing		0-3		
1 - 4 developments	1			
5 - 15 developments	2			
More than 15 developments	3			
		0-3		
<b>Provision of Social Services</b>				
<b>Site and Neighborhood Standards</b>		0-15		
Access to Services	0-7			
Access to Transit	1 or 3			
Location	1 or 3			
Protection of Environmental Resources	2			
<b>Community Compatibility</b>		0-7		
Community Design	1-3			
Connectivity to Community	2-4			
		0-5		
<b>Development and Unit Amenities</b>		0-5		
<b>Energy Efficiency</b>		2		
<b>Community Revitalization Plan</b>		1		
<b>Qualified Census Tract</b>		0-3		
Community Outreach				
Notify Community Organizations and Elected Officials	1			
Hold Community Meetings	2			
<b>TOTAL</b>		130		