

DRAFT Appendix II
Competitive Scoring Criteria

**QAP SCORING
TABLE OF CONTENTS**

I.	APPLICATION COMPLETENESS / FINANCIAL ADJUSTMENTS /ORGANIZATION...	3
	A. Missing/Incomplete Documents	
	B. Financial Adjustments	
	C. Organization	
II.	DEEPER TARGETING / RENT AND INCOME RESTRICTIONS	4
III.	DESIRABLE AND UNDESIRABLE CHARACTERISTICS.....	4
	A. Desirable Activities	
	B. Undesirable Activities	
IV.	COMMUNITY TRANSPORTATION OPTIONS.....	7
V.	BROWNFIELD.....	8
VI.	SUSTAINABLE DEVELOPMENTS.....	8
	A. Sustainable Communities Certification	
	B. Sustainable Building Certification	
VII.	STABLE COMMUNITIES / REDEVELOPMENT / REVITALIZATION.....	11
	A. Stable Communities	
	B. Community Redevelopment / Revitalization Plans and Strategies	
	1. Hope VI or Choice Neighborhoods Initiatives	
	2. Statutory Redevelopment Plans	
	3. Redevelopment Zones	
	4. Local Redevelopment Plans	
VIII.	PREVIOUS PROJECTS.....	13
IX.	MARKET.....	14
X.	WAIVER OF QUALIFIED CONTRACT RIGHT / TENANT OWNERSHIP PLAN.....	14
	A. Waiver of Qualified Contract Right	
	B. Tenant Ownership	
XI.	NONPROFIT.....	15
XII.	PROJECT LOCATION CHARACTERISTICS	16
	A. Rural	
	B. Georgia Growth Areas	

DRAFT Appendix II
Competitive Scoring Criteria

XIII. DCA COMMUNITY INITIATIVES	17
XIV. LEVERAGING OF RESOURCES.....	17
A. Grants/Loans	
B. Local Government / Nonprofit Contribution	
C. Off Site Improvement, Amenity and Facility Investment	
XV. SUPERIOR PROJECT CONCEPT AND DESIGN	19
XVI. BONUS POINTS	20
A. Integrated Supportive Housing	
B. Historic Preservation	
XVII. COMPLIANCE / PERFORMANCE	21
A. Overview of Scoring	
1. Funding Programs	
2. Required Documentation	
3. Relevant Time Period	
4. Calculation of Point Deductions	
5. Calculation of Point Additions	
B. Exceptions	
XVIII. PRESERVATION PRIORITY POINTS.....	26
A. Core Priority	
B. Add-On Priority	
Exhibit A to Appendix II, Rural Counties List.....	29

DRAFT Appendix II
Competitive Scoring Criteria

INTRODUCTION

Documents: Minimum document requirements are listed after each point category. However, Applicants are required to submit all documents at Application Submission which are necessary for DCA to determine that the Application meets the criteria for points regardless of whether they are listed in the minimum document requirements. No additional documentation or explanations can be provided after Application Submission.

Applicants must use each comment section in the scoring workbook to fully explain the basis for points claimed in each category.

I. APPLICATION COMPLETENESS / FINANCIAL ADJUSTMENTS / ORGANIZATION **10 Points**

Each Application will be awarded an initial score of ten (10) points in this category. Point deductions to that score will be made for Application errors that do not result in a Threshold Failure. There is no cap on the total number of points that may be deducted. Therefore, an application may receive a negative point value in this section.

A. Missing/Incomplete Documents/Organization

One (1) point will be deducted for each of the following:

1. Each missing or incomplete document
2. Inconsistencies between the Application hard copy and the Application electronic file,
3. Submitted documents that are not accurate, legible or are incomplete.
4. Applications that are not organized as set out in the Tab checklist and the Application instructions

B. Financial and Other Adjustments

DCA may correct minor errors in the Application or make minor adjustments (financial or otherwise) to the Application during review. The first adjustment will not result in a point deduction. Any additional adjustments will result in a one (1) point deduction. An additional point will be deducted for each adjustment after the first four.

Points will be deducted for financial adjustments and revisions as follows:

1. ***Financial Adjustments made during Threshold Feasibility review.*** Examples of financial adjustments include, but are not limited to:
 - a. Incorrectly calculating developer fee
 - b. Additions to line item development cost
 - c. Application errors that result in a change in the allowable tax credits, and/or
 - d. Failure to include DCA required reserves
2. ***Documents that are submitted with the Application but must be modified to reflect the structure of the project as submitted in the Applications.***

II. DEEPER TARGETING / RENT AND INCOME RESTRICTIONS

4 Points

A. Deeper Targeting through Rent Restrictions

3 Points

Applications that agree to set gross rents and income limits for at least 15% of the total residential units at or below 30% of 50% AMI shall be awarded three points in this category. In order to qualify for these points, tenants must meet the required income restrictions for the property and the tenant portion of the rent must not exceed the 50% rent restriction.

Owners will be required to execute restrictive covenants stipulating the number of very low rent-restricted units to be rented to very-low income households for the term of the Compliance Period or the Period of Affordability (if applicable), whichever is longer.

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

OR

B. Deeper Targeting through new PBRA contracts

4 Points

Applications for new construction that have an award of government-awarded project based rental assistance for at least 30% of total residential units for a minimum of ten (10) years shall be awarded four points in this category. Projects selected to participate in the HUD Rental Assistance Demonstration program may be eligible for these points if above criteria are met.

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

III. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

Maximum 12 Points

A. Desirable Activities

Points will be awarded for each desirable activity/characteristic category that is near a proposed site*. Applicants will be limited to receiving a maximum of 12 points. However, there is no limit on the number of desirable categories Applicants may submit for DCA's review.

*For **Multifamily** Scattered Site Projects, the Applicant must measure the distances from the approximate center of the ½ mile radius in which the non-contiguous parcels are located. For **Single Family** Scattered Site Projects, the Applicant must measure distances from the approximate center of the neighborhood boundary identified in the Application.

In order to be eligible for desirable points, the following criteria must be met:

1. Only activities and/or characteristics which are located within a 2.0 mile

DRAFT Appendix II
Competitive Scoring Criteria

walking/driving distance from the proposed site will be considered.

2. Each desirable category may only be counted once.
3. Each building/entity will be assigned to only one desirable category.
4. Desirable activities/characteristics are eligible for points according to the following scale:

• National big box general merchandise store (e.g., Wal-Mart, Target)	2 pts
• Hospital (not outpatient centers or emergency care facilities)	2 pts
• Traditional town square which includes an operational anchor institution (e.g. county courthouse, city hall) and which serves as a hub for both commercial activity and community events	2 pts
• Grocery stores (convenience stores not eligible)	2 pts
• Elementary, middle, or high school	1 pt
• Public Park	1 pt
• Public library	1 pt
• Fire Station or Police Station	1 pt
• Retail/ Clothing/ Department store	1 pt
• Restaurants	1 pt
• Federally insured banking institutions (ATMs are not eligible for points in this category)	1 pt
• Post Office	1 pt
• Medical facility (i.e. clinic, physician/dental office)	1 pt
• Pharmacy	1 pt
• Church	1 pt
• Day care services (must be licensed)	1 pt
• Community or Recreational Center (i.e. YMCA, Boys & Girls Club, Senior Community or Multipurpose Facility)	1 pt

5. Desirable characteristics that are under construction may be eligible for points if the construction site is clearly active and the new structures are above ground at the time of Application Submission.

B. Undesirable/Inefficient Site Activities/Characteristics

In determining whether an undesirable activity/characteristic is near a proposed site*, the Application must consider any undesirable activity/characteristic that is located within the radius of one quarter (1/4) mile of the proposed site. One (1) point will be deducted from the maximum 12 Desirable points per activity/characteristic.

*For **all** Scattered Site Projects, the Applicant must evaluate the ¼ mile radius from each non-contiguous parcel separately.

1. Undesirable/Inefficient Site Activities/Characteristics may include but are not limited to the following:

- a) Developments that propose any new construction activities that place impervious surface including paving, sidewalks, or buildings within 100 feet of any , wetlands, perennial stream, or intermittent stream (in other words, State Waters that require a buffer according to GA EPD). Exception: stream crossings that that are covered

DRAFT Appendix II
Competitive Scoring Criteria

under the USACE's Nationwide Permit.

- b) Inappropriate surrounding property uses (examples include junkyards, dumps, landfills, materials storage areas, commercial livestock operations, uses that generate odor, uses that generate excessive glare from lighting).
- c) Potential or existing environmental hazards such as chemical or heavy manufacturing activities, industrial development, facilities listed in Federal or State hazardous inventory databases, gas stations with a history of leaking underground storage tanks, auto repair stations and drycleaners with a history of contaminant releases.
- d) Noise that is 72 decibels or more prior to mitigation and barrier adjustments as calculated in the Phase I Environmental Assessment.
- e) Abandoned houses or buildings, unoccupied, unsecured buildings that depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed sites (abandoned will be determined by the following factors: broken windows, doors, unsecured, lack of maintenance, and/or evidence of loitering; unsecured means open or broken windows and doors).
- f) Deteriorated housing or buildings where extensive defects are evident from the exterior of the building and depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed site.
- g) Topographic, hydrogeologic, or other site characteristics that require extensive mitigation and translate to a less efficient use of resources (examples include extensive noise mitigation costs, steep grade changes that require extensive grading and/or retaining walls, extensive floodplain or wetland areas that render the existing soils unsuitable for required bearing capacity, inefficient use of land/excessive site acreage in relation to the number of units constructed).

DCA will review the undesirable activity or establishment's proximity to the property and the impact to the resident population in deducting the point. This list is not all inclusive.

2. *Exceptions to Undesirable Deductions:*

If the Applicant has knowledge at the time of Application that the conditions that make the property undesirable are temporary and that change or mitigation is imminent (i.e. demolition, rehabilitation, etc.), then sufficient evidence of the change must be submitted in the Application.

DCA will consider mitigation to be performed by a third party that will remove the undesirable condition imminent if it scheduled to occur prior to September 1, 2013. Applicants will need to supplement their application by providing evidence to DCA that the condition has been mitigated by September 1, 2013 (Applicants will not be notified that this documentation should be submitted prior to the deadline).

If the mitigation will be completed by the Applicant as opposed to a third party, the condition must be mitigated by the placed in service date for the project. Applicants must provide clear documentation that they have the site control and resources to complete the mitigation.

Documentation:

DRAFT Appendix II
Competitive Scoring Criteria

- a) Desirable/Undesirable Form
- b) A site map indicating the specific locations of each desirable and undesirable activity/characteristic. The map must contain a key stating the type of activities/characteristics identified and their addresses and must include the following:
 - Location of site including an indication of major access roads,
 - Indication of distances in 1/4 mile increments,
 - Indication of any major industrial or commercial development, and
 - All desirable and undesirable activities/characteristics.
- c) Photographs of the desirable and undesirable activities and characteristics. All photographs are to be either color originals or color copies. Black and white photographs are not acceptable.
- d) Documentation from the owner of the site on which the undesirable condition exists or from a third party government source documenting how such change will occur and the time frame.
- e) Documentation that evidences the desirable activity/characteristic that will be located in sites under construction.

IV. COMMUNITY TRANSPORTATION OPTIONS

3 Points

A. **Three (3)** points will be awarded to applications that propose a site adjacent to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule. DCA will define adjacent for this purpose as within 300 feet of the site's main entrance.

OR

B. **Two (2)** points will be awarded to applications that propose a site within standard walking distance (1/4 mile or less) to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule.

OR

C. **One (1)** point will be awarded to applications that propose a site in close proximity (1/2 mile or less) to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule.

Documentation:

- a) Map showing the location of the transit stop in relation to the proposed development site.
- b) Documentation from transit authority showing relevant bus route and schedule.

For Multifamily Scattered Site Projects, each non-contiguous parcel must meet the above criteria.

For Single Family Scattered Site Projects, no less than 50% of the proposed homes must satisfy the criteria for the point tier claimed.

V. BROWNFIELD

2 Points

DRAFT Appendix II
Competitive Scoring Criteria

Two (2) points will be awarded if the proposed development is the redevelopment of a Brownfield site. The definition of a Brownfield site is one where the EPA, Georgia EPD or other environmental regulatory agency has defined the site as a Brownfield site and has determined the applicable guidelines for the cleanup required for residential uses.

Documentation:

- a) Evidence of designation as a Brownfield site.
- b) An opinion letter from an attorney, a PE, or a PG that the property appears to meet the requirements for issuance of an EPD No Further Action or Limitation of Liability letter. The opinion letter must also outline the steps and timeline for obtaining the EPD letter.
- c) Proposed scope of work for cleanup of a site (where applicable).
- d) Detailed budget for clean up (where applicable).
- e) Timeline for clean up must also be submitted (where applicable).

(DCA will require a copy of the Letter of No Further Action prior to issuance of 8609s.)

VI. SUSTAINABLE DEVELOPMENTS

3 Points

Certification of the project's compliance with a sustainable program that is utilized to claim points must be submitted at either the LIHTC final certification or HOME Loan final construction draw, whichever comes last. Failure to demonstrate a good faith effort to complete the certification may result in a finding of non-compliance and limited participation in further rounds. DCA will review proposed scoring sheets to determine that the Applicant has made a good faith effort to obtain the certification.

A. Sustainable Communities Certification

3 Points

Three (3) points will be awarded to projects that seek certification in:

1. *EarthCraft Communities program* through the Southface Energy Institute and the Greater Atlanta Home Builder's Association, *with the following stipulations:*

- a) Site Analysis Packet as defined in Earth Craft Communities Guidebook is submitted and reviewed by both DCA and Earth Craft Communities administrators at Pre-application.
- b) Projects may **not** seek points for certification under the "conservation" development form.
- c) Projects may **not** seek points for certification in the following categories unless it is clearly demonstrated in the application that the cost of the technology justifies the commitment of resources:
 - District heating/cooling
 - Renewable electric generation
 - Alternative thermal production

Documentation:

- a) Copy of an executed EarthCraft Communities Memorandum of Participation for the

DRAFT Appendix II
Competitive Scoring Criteria

development where the project is located.

- b) If Memorandum of Participation is not signed by the Applicant, then the Applicant must provide a narrative as to how the Memorandum is applicable to the project.
- c) Draft scoring worksheet for the development that includes the minimum score under the program to qualify for the designation and includes the comments from the EarthCraft design review.
- d) Site Analysis Packet (Pre-application).

OR

2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND), with the following stipulations:

- a) Feasibility study prepared by a LEED APND that evaluates the feasibility of the proposed project meeting LEED ND criteria is submitted and reviewed by DCA at Pre-Application.
- b) Project may **not** seek points for certification in the following categories unless it is clearly demonstrated in the application that the cost of the technology justifies the commitment of resources:
 - On site Renewable Energy Sources
 - District Heating and Cooling

Documentation:

- a) Draft scoring worksheet for the development that includes the minimum score under the program to qualify for the designation and master site plan for the development.
- b) Documentation of the project's registration in the LEED database.
- c) Feasibility study prepared by a LEED AP ND that evaluates the feasibility of the proposed project meeting LEED ND criteria (Pre-application).

DCA reserves the right to deny points for the following:

- a) Projects that seek EarthCraft Communities or LEED ND designations through the projection of points in categories that require an excessive amount of DCA resources.
- b) Projects that materially change the project concept between Pre-application and application submission.
- c) Failure to accurately complete the draft scoring worksheet.

Developments certified under these programs successfully protect and enhance the overall health, natural environment, and quality of life of communities. The program rating systems integrate the principles of smart growth, new urbanism, and green building into a standard for neighborhood design. The programs provide independent, third-party verification that a development's location and design meet accepted high standards for an environmentally responsible, sustainable development.

OR

B. Sustainable Building Certification

2 Points

DRAFT Appendix II
Competitive Scoring Criteria

Two (2) points will be awarded to projects that commit to obtaining a sustainable building certification from one of the following entities:

1. Southface Energy Institute's and Greater Atlanta Home Builder's Association's EarthCraft House multifamily (or single family or renovation) certification program.
2. Enterprise Foundation's Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider).
3. US Green Building Council's LEED for Homes certification program which includes single family detached and multi-family low and mid-rise structures.
4. National Association of Home Builders Research Center's National Green Building Standard certification program, meeting Gold level or higher for single and multifamily buildings, new and renovation
5. ENERGYSTAR Version 3 certification for new single and low rise multifamily buildings

Due to the various revision cycles for each of these programs, the project must comply with the version in effect at the time of the drawings are prepared for permit review. Regardless of program requirements, all projects must meet threshold requirements for Building Sustainability and engage in tenant and building manager education in compliance with the point requirements of the respective programs.

Documentation:

- a) Draft scoring sheet for the development that includes the minimum score under the program to qualify for the designation.
- b) Certificate of Participation in DCA's Green Building for Affordable Housing Training Course completed by a direct employee of the project owner dated 2012 or 2013. DCA may request an explanation of the participant's relationship to the owner.

VII. STABLE COMMUNITIES /REDEVELOPMENT/REVITALIZATION

DCA promotes developments located in strong and stable communities that have a need for affordable housing and in areas which demonstrate the capacity for community redevelopment, economic growth and revitalization. Applicants may choose points in either Category A or Category B.

A. Stable Communities

4 Points

1. **Four (4)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).
 - a) Less than **5%** below Poverty level (see Income)
 - b) Designated Middle or Upper Income level (see Demographics)

OR

2. **Three (3)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).
 - a) Less than **10%** below Poverty level (see Income)
 - b) Designated Middle or Upper Income level (see Demographics)

OR

3. **Two (2)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).
 - a) Less than **15%** below Poverty level (see Income)
 - b) Designated Middle or Upper Income level (see Demographics)

OR

4. **One (1)** point will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).
 - a) Less than **20%** below Poverty level (see Income)
 - b) Designated Middle or Upper Income level (see Demographics)

Documentation:

Each page of FFIEC census demonstrating project meets requirements.

B. Community Redevelopment /Revitalization Plans and Strategies

1. Statutory Redevelopment Plans

2 Points

Two (2) points will be awarded to a project that is located within an area that has a Redevelopment Plan that has been adopted and formulated by the local Government under O.C.G.A. §36-44 et. seq. or O.C.G.A. §36-61 et. seq. or O.C.G.A. sec.8-4-1 et seq. and that clearly targets the specific neighborhood in which the project is located. In order to receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.

DRAFT Appendix II
Competitive Scoring Criteria

Documentation:

- a) Copy of the Plan
- b) Website address where information regarding the plan can be located
- c) Copy of Resolution(s) adopting the Plan according to requirements of statute
- d) Documentation of Public Hearing and Publication as required by statute
- e) Documentation that Plan is current, ongoing and directly affects the site

OR

2. Redevelopment Zones

1 Point

One (1) point will be awarded if the proposed development site is located in a QCT and the development of which contributes to a concerted community revitalization plan or is located in a State Enterprise Zone.

Documentation:

- a) Copy of the Plan or website address where information regarding the plan can be located
- b) Copy of Resolution adopting the state enterprise zone
- c) Documentation evidencing that the proposed site is located in a QCT

OR

3. Local Redevelopment Plans

1 Point

One (1) point will be awarded if there is an adopted redevelopment plan/community revitalization plan adopted and formulated by the Local Government that clearly targets the specific neighborhood in which the project is located. The Plan must have been adopted on or before January 1, 2013. (For the purposes of this category, in Rural counties, a neighborhood may be as large as one county.) In order to receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.

The Community Redevelopment/Revitalization Plan must include the following:

- a) A discussion of potential sources of funding for the plan;
- b) A clearly delineated target area that includes the proposed project site;
- c) Detailed policy goals (one of which must be the rehabilitation or production of affordable rental housing);
- d) Implementation measures along with specific time frames for the achievement of such policies and housing activities. The timeframes and implementation measures must be current and ongoing;
- e) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan; and
- f) An assessment of the existing physical structures and infrastructure of the community.

The following plans are not eligible for points:

- a) Plans formulated by the Owner of the project and submitted to a local government

DRAFT Appendix II
Competitive Scoring Criteria

for approval;

- b) Short-term work plans;
- c) Comprehensive plans, consolidated plans, municipal zoning plans or land use plans;
- d) Plans that are outdated and do not reflect the current neighborhood conditions (Plans that are more than four years old will be presumed outdated unless documentation regarding the continued viability of the plan is submitted with the Application).

Documentation:

- a) The DCA Neighborhood Redevelopment Certification Form
- b) Documentation of the process the government used for developing and adopting the plan
- c) Details regarding community input and public hearings held prior to the adoption of the plan must be included in the Application
- d) A copy of the entire plan must be included in the Application
- e) Evidence of adoption
- f) Map of area targeted by plan identifying location of project

VIII. PREVIOUS PROJECTS

3 Points

A. *Three (3)* points will be awarded if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded within the last five (5) DCA funding cycles.

OR

B. *Two (2)* points will be awarded if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded within the last four (4) DCA funding cycles.

If the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past 3 funding rounds and at least one phase has commenced construction per that allocation, then the previous phase(s) will not be counted as a previous project. “Phased Development” means one Tax Credit project that will be developed in several phases with different allocations of Credits under common planning documents. The common planning document(s) may include parks and green space. Each phase of the property should have common ownership entities.

Documentation of the Master plan, site control and total project concept must be submitted in the application. Projects that DCA determines are adjacent (as opposed to being Phased Developments) are not eligible for points. DCA will look to the underlying project concept to determine whether the community was originally designed as one development with different phases. Only one phase of a project can receive points during a funding round. In determining whether a project is a Phased Development, DCA will require that site control over all planned phases be in place when the initial phase is closed.

IX. MARKET

2 Points

Each Application will be awarded an initial score of two (2) points in this category. One (1) point will be deducted to that score for each of the following conditions.

- A. Occupancy rates at more than one comparable DCA properties within the market area have experienced a significant decline (more than 5% over a two year period) indicating a deteriorating market.
- B. There are more than two DCA funded projects in the primary market area which have occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project.
- C. There has been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population. An example would be the loss of a major employer that would affect the proposed tenant population.
- D. Foreclosure rates in the proposed market area detrimentally affect the ability of the proposed project to lease up due to their condition or if they are potentially competition for tenants.
- E. DCA determines that the proposed rents are not more than 10% less than market rate rents of comparable properties.
- F. The proposed market area appears to be overestimated, indicating that the demand for the project is weaker than projected.

X. WAIVER OF QUALIFIED CONTRACT RIGHT / TENANT OWNERSHIP PLAN

A. Waiver of Qualified Contract Right

1 Point

The Code requires that all low-income units in a project receiving Credits remain rent-restricted and income-restricted for the 15-year Compliance Period and for 15 years after the close of the Compliance Period. However, owners have an option to request DCA's assistance in procuring a qualified contract for acquisition of the building(s) after the 14th year of the Compliance Period. If DCA is unable to present such a contract within a one-year period, the owner may terminate the extended use agreement. One (1) point will be awarded to Owners willing to forgo this "cancellation option" for at least five years after the close of the Compliance Period.

OR

B. Tenant Ownership

1 Point

One (1) point will be awarded to Owners that commit to submit a plan for tenant ownership, acceptable to DCA, at the end of the 15-year Compliance Period. Only single family styled units are eligible for these points. In order to qualify for tenant ownership plan points, Applicants must agree to submit a viable homeownership strategy for residents who inhabit the units before the end of the Compliance Period. The strategy must outline the Applicant's exit strategy and calculation of the estimated affordable purchase price for the unit occupied by the tenant and pre-purchase homeownership counseling. All sites must be owned by the Applicant (long-term leases

DRAFT Appendix II
Competitive Scoring Criteria

are unacceptable). Applicant must clearly show how the property will be managed during the compliance period and how the tenant's down payment will be managed.

Documentation:

- Copy of Strategy meeting requirements.

XI. NONPROFIT

3 Points

DCA will award three (3) points to four (4) applications in which the Project Team includes a qualified Nonprofit which has a successful record of delivering measurable benefits to the communities and individuals which they serve. Only Applicants who apply for and are eligible for the nonprofit set aside are eligible for points in this category.

Applicants for these points will be evaluated and ranked according to how they meet each of the following criteria:

A. Successful Development And Ownership Experience In The Tax Credit Program.

DCA will evaluate the Project Team's tax credit experience according to materials submitted in the Qualifications for Project Participants category in Appendix I. Applications with an ownership entity comprised of a single nonprofit with a record of successful experience will receive preference over Applications comprised of joint ventures with a similar record of successful experience.

B. Organizational Capacity Of The Nonprofit. In its evaluation of the nonprofit's organization capacity, DCA will consider the following:

1. Technical expertise of the staff in the tax credit program
2. Whether a strategic plan leads to program and organizational results that are regularly achieved, tracked, evaluated and reported
3. Governance structure demonstrates a knowledgeable, involved Board of Directors that moves the organization forward
4. Use of technology, communications strategy, and other resources to increase effectiveness in accomplishing stated mission

C. Financial Capacity of the Nonprofit. In its evaluation of the nonprofit's financial capacity, DCA will consider the following:

1. Adequate cash reserves protecting the organization against contingencies and risk
2. To what extent the organization relies on multiple funding sources to support the core operations of the program

D. Community Impact. Nonprofits with a demonstrated record of engaging in activities beyond housing tax credit development that have positively impacted communities will receive preference.

E. Impact On Proposed Project. DCA will evaluate Applications according to the

DRAFT Appendix II
Competitive Scoring Criteria

financial, social, and other positive benefits made possible because of the nonprofit's participation in the proposed project. Examples of positive financial impacts could include the availability of grant funding, property tax exemptions, or rental assistance.

Documentation:

- Completed DCA Nonprofit Assessment Form
- Copy of organization's publicly available federal Form 990
- Most recent annual audit completed by an independent auditor

XII. PROJECT LOCATION CHARACTERISTICS

3 Points

A. Rural

3 Points

New construction projects consisting of eighty (80) or fewer total units in a Rural area are eligible for three points. Each Applicant will be limited to claiming Rural points for one project in which they have a direct interest. Failure by the Applicant to designate these points to only one qualified project, or to incorrectly designate these points, will result in no points being awarded.

OR

B. Georgia Growth Areas

2 Points

Family projects to be located in an area of high growth are eligible for two (2) points. Senior projects in high growth areas are eligible for one (1) point. In order to be considered a high-growth area, the population percent change of the jurisdiction must be greater than the population percent change of the State for the most recent year that data is available. Applicants must use the most appropriate jurisdiction listed in the U.S. Census Bureau's QuickFacts platform, currently located at <http://quickfacts.census.gov/qfd/index.html>.

Data updates to QuickFacts after the Application deadline date will not be considered in DCA's evaluation for these points if the Applicant demonstrates eligibility for these points at the Application date.

Documentation:

- Copy of the comparison of jurisdiction to state data from the QuickFacts website.

XIII. DCA COMMUNITY INITIATIVES

1 Point

One (1) point will be awarded for projects that have a letter from an eligible DCA Georgia Initiative for Community Housing (GICH) community or DCA Community of Opportunity which clearly:

- A.** Identifies the project as located within their political jurisdiction,
- B.** Is indicative of the community's affordable housing goals,
- C.** Identifies that the project meets one of the objectives of the Community, and
- D.** Is executed by the official representative of the Community.

GICH communities in the Freshman Year of the program at the time of application are not eligible for this point category. Each community may issue only one (1) letter for one project in this year's competitive round. If more than one letter is issued, no project in that community shall be awarded any points.

Documentation:

Letter executed by Official Representative

For Scattered Site Projects, the above documentation is required from each local government for each non-contiguous site.

XIV. LEVERAGING OF RESOURCES

Maximum 7 Points

To be eligible for points under section A or B below, the following criteria must be met:

1. Funding or assistance provided above must be binding and unconditional except as set forth in this section.
2. Resources must be utilized if the project is selected for funding by DCA.
3. Only loans that are for both construction and permanent financing phases will be considered for points in this section.
4. Loans must be for a minimum period of ten years and reflect interest rates at or below AFR.
5. Commitment or award documentation must meet the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I. (I) (Permanent financing, limited partnership equity, deferred developer fee and other financing Commitment).

A. Grants/Loans

Maximum 4 Points

1. ***Qualifying Sources.*** New loans or new grants from the following sources that will provide new capital funding will qualify for points under this category:
 - a) Community Development Block Grant (CDBG) program funds
 - b) Federal Home Loan Bank Affordable Housing Program (AHP)
 - c) HOME funds
 - d) NSP
 - e) Beltline Grant
 - f) Housing Opportunity Bonds

DRAFT Appendix II
Competitive Scoring Criteria

- g) HUD 202 or 811 program funds
- h) Historic tax credit proceeds
- i) Replacement Housing Funds

2. Point Scale. New loans and/or new grants will qualify for points according to the following scale:

Loan/grant amount at least 15% of Total Development Cost (TDC)	4 Points
Loan/grant amount at least 10% but less than 15% of TDC	3 Points
Loan/grant amount at least 5% but less than 10% of TDC	2 Points
Loan/grant amount at least 2% but less than 5% of TDC	1 Point

Documentation:

Commitment letter for such new loan and/or grant

B. Local Government/Nonprofit Contribution 1 Point

One (1) point will be awarded for projects receiving long-term (no less than 45-year) ground leases from a local public housing authority, local government or a charitable nonprofit organization for nominal consideration and no other land costs

Documentation:

A copy of the ground-lease agreement

C. Off Site Improvement, Amenity and Facility Investment 2 Points

An applicant may earn points if an unrelated third party (foundation, trust, and/or government) investment of resources is provided that will result in off-site infrastructure improvements adjacent to the project site, and/or the development of parks, green space and shared amenities, recreational facilities and improvements adjacent to the proposed project site that will serve the tenant base for the subject project. Points will be awarded according to the following scale:

Investment amount at least 10% of TDC	2 Points
Investment amount at least 5% but less than 10% of TDC	1 Point

The proposed improvements, amenities and/or facilities must be completed prior to the proposed placed in service date for the project. The development cost and source of funding associated with the development of the improvements, amenities and/or facilities must be mutually exclusive of the development cost and sources of funding for the subject property. The cost for the improvement must be paid for in full by the unrelated third party. Examples of third party improvement, amenity, and facility investment of resources include, but are not limited to, the following:

1. Construction of off-site or on-site access road which is required for access to the property,
2. Development of parks, green space or walking trails on a master plan development site,
3. Development of YMCA, youth center, senior center, and/or

DRAFT Appendix II
Competitive Scoring Criteria

4. Construction of sidewalks or streetscape adjacent to the property.

*Third party investments that are community wide in scope, part of the community local action plan or that will be developed regardless of the development of the proposed project will not be eligible for points in this section. Additionally, improvements that were completed prior to application submission are not eligible for points in this section.

Documentation:

- a) Commitment of funds
- b) Detailed source of funds
- c) Amount of investment
- d) Timeline for completion
- e) Description and location of improvements on site map, and
- f) Narrative that includes benefit specific to the tenant base
- g) A copy of the Georgia DNR-HPD and NPS approved Part 1, Part 2 and the Georgia-approved Part A (if applicable) (in support of historic tax credits only)

XV. SUPERIOR PROJECT CONCEPT AND DESIGN

Maximum 6 Points

A. Superior Project Concept.

DCA may, but is not required to, elect to give one submitted Application six (6) points if it determines that the project represents a superior project concept that has “community changing” effect on the neighborhood, represents an innovative concept or design, or will meet an overriding DCA policy objective not generally addressed in tax credit projects. Examples could include a project proposed to meet a unique and urgent need in a community, or a project that has shown substantial community support and involvement. Financing sources alone are not sufficient to be considered for superior project concept.

Applicants should include a narrative (maximum 2 pages), along with supporting documentation, which demonstrates how the development will achieve these goals, citing as many of the above attributes as possible to be favorably considered for these points. If part of a comprehensive strategy, there should be a commitment of sufficient resources to substantiate that the strategy has a reasonable chance of implementation.

Efforts that show coordination with other state and local funding sources for economic and community development are encouraged in this initiative.

OR

B. Community-Driven Housing Strategies

In addition DCA may, but is not required to, elect to give one submitted Application three (3) points for a proposed project that is part of a Local Government’s holistic “place based” strategic initiative for improving a neighborhood. The project concept must clearly show the following:

DRAFT Appendix II
Competitive Scoring Criteria

1. Local Government formulated the overall strategy with the input of community members, and helped formulate the proposed project concept.
2. Local Government was actively engaged in the selection of the Project Team.
3. Local Government engagement and contribution towards improvement of the high priority area.
4. Incorporation of planning objectives set out in Transit Oriented Developments, Sustainable Communities or Livable Centers Initiative.
5. Designation as a high priority by the local government

DCA will require local government officials to meet with DCA staff prior to submission of the Application to determine whether the proposed project may be eligible for these points.

XVI. BONUS POINTS

5 Points

A. *Integrated Supportive Housing*

3 Points

Three (3) points will be awarded to an application that agrees to accept rental assistance from a state (e.g. Georgia Rental Assistance Program), federal (e.g. HUD Section 811 project-based rental assistance) or other approved entity for up to 15% of the units for the purpose of providing integrated housing opportunities to individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP).

Applicants that agree to this provision are not required to provide project based rental assistance, reduce rents or provide onsite supportive services or a service coordinator. They will also not be required to displace existing residents. No participant will be required to violate the terms of any statute, program requirement, regulation which is in place at any of their developments.

B. *Historic Preservation*

2 Points

1. ***Two (2) points*** will be awarded if the proposed development is an adaptive reuse of a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.

Adaptive reuse is defined as the change in use of a building. For purposes of this scoring section, the building or buildings being adaptively reused must constitute at least 50% of the residential units. Slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages and single-family homes are not eligible for these points.

Documentation:

- Documentation on the previous use of the building.

DRAFT Appendix II
Competitive Scoring Criteria

- Documentation of whether or not the building is occupied.
- Narrative of how building will be reused.
- Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.

OR

2. **Two (2) points** will be awarded if property is a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.

Documentation:

Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.

(DCA encourages Applicants to see <http://hpd.dnr.state.ga.us> for further guidance on the requirements and associated timeframes for the development of projects with historic tax credits. DCA also encourages Applicants to seek the advice of a qualified attorney and/or tax professional before proceeding with any project of this nature.)

XVII. COMPLIANCE / PERFORMANCE

10 Points

Each project team for a proposed project will receive a compliance history score under this section for inclusion in their DCA Final Score. For purposes of this section, project team will be defined as the General Partner entity, the Development entity and each principal of these entities. Point deductions will be made for project teams and their members that were principals in non performing projects. Project Team members that seem to be qualified based on previous tax credit experience may be required to consider poor compliance performance as a condition of participation.

Managers must also submit the required documentation (see below). Property Managers will receive a Pass/Fail notification and will not receive a numeric score.

Please note: For purposes of scoring in this section, in addition to Low Income Housing Tax Credit and HOME, DCA will also evaluate the noncompliance of all TCAP, Exchange/Sec. 1602 and NSP projects of the Project Team members according to the criteria in this section.

A. Overview of Scoring

Each proposed project will start with compliance history score of ten (10) Compliance Points. Deductions shall be made from that base Compliance Score for each instance of non compliance which exists for any of the defined project team.

Non compliance shall be deemed to be noncompliance which is reportable on Form 8823 and which was not cured within the 45 day cure period or within any 6 month state approved extension.

DRAFT Appendix II
Competitive Scoring Criteria

1. Funding Programs

The following funding programs will be reviewed for purposes of calculating the score in this section:

- a) Low Income Housing Tax Credits (LIHTC)
- b) HOME
- c) FDIC/Affordable Housing Disposition Program
- d) Housing Trust Fund
- e) Department of Agriculture reviews of LIHTC properties
- f) TCAP, Exchange/Sec. 1602 and NSP

Only projects that have these sources of funding should be included on the Compliance History Summary.

2. Required Documentation

All Owner/Developer entities as well as principals of each entity and proposed Property Management Companies must submit a DCA Compliance History Form for each project.

All Owners/Developer entities as well as principals must also submit a DCA Compliance Certification from each state financing agency from which the Owner/Developer entity or principals have received Low Income Housing Tax Credits or HOME funding.

3. Relevant Time Period

All funding program reviews/audits from 2008, 2009, 2010, 2011, 2012 through May 1, 2013 will be considered for point deductions in the following areas:

- a) Program Administrative Non-compliance
- b) HOME Program Administrative Non-compliance
- c) DCA Program Administrative Non-compliance
- d) LIHTC Non-compliance issues that were reported on IRS Form 8823 as uncured
- e) Major Property Condition Violations
- f) Pattern of minor property condition violations
- g) Failure of Project
- h) Occupancy level of a project below 87%

In addition, all instances of major project failure/General Partner failures that occurred on or after January 1, 2005 will be considered for point deductions.

If a principal has left a company, for three years following the date the principal legally left the company, the compliance history of that company must be submitted on the Compliance History Form and the compliance status of that company's portfolio will be considered for points deductions and for point additions.

4. Calculation of Point Deductions

a) Point Deductions for Significant Program Administrative Non-compliance

Low Income Housing Tax Credits/HOME: One (1) point will be deducted for each

DRAFT Appendix II
Competitive Scoring Criteria

project that is determined to be significantly non compliant with HOME or Tax Credit Program administrative requirements.

For purposes of this section, non-compliance will include:

- Household Income Above Income Limit upon Initial Occupancy
- Owner failed to Provide Annual Certifications or Provided Incomplete or Inaccurate Certification,
- Project failed to meet Minimum set aside,
- Gross rents exceed Tax Credit Limits,
- Project not available to the General Public
- Failure to maintain high and low HOME rents,
- Failure to adjust Over Income HOME tenant's rent at recertification
- Failure to Comply with Federal Relocation Requirements,
- Failure to Comply with Davis Bacon
- Failure to Comply with Section 3
- Failure to complete certification for Sustainable Buildings or Communities prior to issuance of 8609s from a previous round

b) DCA Program Administrative Non-Compliance:

One (1) point will be deducted for each instance of significant DCA Program Administration non-Compliance. For purposes of this section, non compliance will include:

- Failure to submit completed cost certification for a tax credit project within 6 months of the required due date. (All cost certifications for Bond Projects in which the bonds closed in 2009 or earlier are now more than six months overdue.)
- Failure to pay DCA Compliance monitoring fees for a project. Fees paid by April 1, 2013 will not be considered non compliance.
- Failure to respond to DCA requests for Monitoring Reviews.
- Failure to convert a DCA HOME loan within 12 months of the required conversion date.
- Repeated failure to comply with administrative requirements such as notifying DCA in writing at least 30 days prior to any change of ownership or management
- Failure to provide or maintain DCA required amenities,
- Failure to provide or maintain DCA required support services, and
- Failure to comply with representations made in application.
- Applications which have an owner or developer that has a property or properties determined to be out of compliance with DCA web-based MITAS Property Management system requirements beginning January 1, 2013 going forward will receive a one (1) point deduction for each noncompliant property.
- Applications which have an Owner or Developer that has a property or properties that has not complied with the required submission of tax credit or HOME Annual Owner Certification by March 15, 2013 will receive a one (1) point deduction for each noncompliant property.

c) Failure to Maintain Property in accordance with Tax Credit, HOME, FDIC or DCA requirements.

DRAFT Appendix II
Competitive Scoring Criteria

Up to two (2) Points will be deducted for each instance of a failure to maintain property. Projects which have the following uncured conditions at any property as of April 1, 2013 shall have points deducted:

- | | |
|---|----------|
| • Level 1 and 2 Violations of UPCS as set forth in 8823 Guide | 1 Point |
| • Level 3 and 4 Violations of UPCS as set forth in 8823 Guide | 2 Points |
| • Health and Safety Issues | 2 Points |
| • Other code Issues | 1 Point |

d) Significant Physical Issues **5 Points**

Projects which are identified as having significant physical issues shall receive a point deduction of 5 points. Significant physical issues shall include but not limited to the following:

- 2% of units are “down” at a property. (Properties that have experienced a fire may petition for a waiver of this point deduction if the units have been down less than thirty days).
- Loss of utilities due to the nonpayment of utility bills more than once in a year
- Mold issues or water infiltration into units
- Failure of any major system such as heating or air conditioning
- Pattern of health and safety issues

e) Major Project / General Partner Failure

Five (5) points will be deducted for each instance of Major Project/General Partner Failure. Examples of Major Project/General Partner failure includes, but is not limited to the following:

- Foreclosure of a project loan, including but not limited to a HOME loan, or State Housing Trust Fund Loan
- Foreclosure or default on bonds at a property that has DCA Tax Credit or HOME funding
- Failure to meet placed in service date which results in the recapture of credits
- Project Bankruptcy
- Failure to file a LURC for a Tax Credit Project within time prescribed by Section 42(h)(6)(j)
- Project is no longer in Compliance nor participating in Program
- Submission of fraudulent documents to DCA
- Debarred or suspended from participation in similar Federal or State programs in last six years
- Fair Housing Act violations
- General Partners/Developers, principals, or managing members who from January 1, 2002 through April 1, 2013 have been removed, debarred, or asked to voluntarily withdraw from a LIHTC partnership.
- Project closing.

DCA may waive this deduction if it determines (prior to Application submittal) that the

DRAFT Appendix II
Competitive Scoring Criteria

withdrawal or removal was for reasons beyond the control of the General Partner/Developer.

Applicants that have demonstrated a documented good-faith effort to avoid project failure may petition DCA for a waiver to these point deductions. Applicants that have one or more instances of major project failure may be deemed ineligible to participate pursuant to DCA Threshold requirement..

5. Calculation of Point Additions

The following points may be added to the Owner/General Partner Compliance Score if the score after deductions is less than ten (10) points:

- a) *One (1)* point will be added if the General Partner can demonstrate that he has successfully owned, managed and operated five (5) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

OR

- b) *Two (2)* points will be added if the General Partner can demonstrate that he has successfully owned, managed and operated eight (8) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

OR

- c) *Three (3)* points will be added if the General Partner can demonstrate that he has successfully owned, managed and operated ten (10) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

B. Exceptions

1. In the event DCA determines that a Project qualifies for a point deduction for an instance of non-compliance in which the cure was not completed by the DCA cure date, for the 2013 round only, the point will not be deducted if the cure is completed prior to Application Submission. The Applicant must submit sufficient evidence and documentation of the cure in the Application.
2. In the event DCA determines that a Project qualifies for a point deduction for Program Administrative Non compliance that cannot be cured such as the placement of a over income tenant in a unit and DCA determines that the non-compliance does not constitute a pattern of non-compliance, the Applicant may submit an explanation to DCA within 14 days of notification outlining the corrective action that has been taken by Management to ensure that the non-compliance will not occur again. DCA, at its discretion, may waive the Point deduction.
3. In the event DCA determines that a Project qualifies for a point deduction for Physical issues at the project site, the Applicant may submit evidence that corrective

DRAFT Appendix II
Competitive Scoring Criteria

action has commenced, the timeline for completion and that sufficient funds have been set aside to pay for the correction within 14 days of notification. DCA, at its discretion, may waive the point deduction.

4. Waivers made for exceptions may be withdrawn if the Applicant does not take the proposed corrective action with the approved timeframe.
5. Participants who have significant successful tax credit experience outside of Georgia can submit a request that DCA consider that successful experience for point additions. The determination as to what experience will be considered is within the discretion of DCA.

XVIII. PRESERVATION PRIORITY POINTS

To be eligible for points under this category, the project must apply for and be eligible for the Preservation Set aside. To determine selections under the Preservation Set aside, DCA will assign each Preservation application with a Final Aggregate Score based on the Total Score earned under the general scoring criteria plus any Preservation Priority Points earned under the criteria below. Applications not selected for funding under the Preservation set-aside remain eligible to receive an award of credits but are not eligible to receive Preservation Priority Points.

A. Core Priority

1. DCA HOME Properties 6 points

Six (6) points will be awarded to an application proposing to pay the full balance of a DCA HOME loan where the minimum statutory period of affordability has expired.

OR

2. Expiring Tax Credit Properties 4 Points

Four (4) points will be awarded to an application that proposes to rehabilitate an existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation. (Only properties that originally received an award of 9% credits and continue to be subject to extended use restrictions are eligible for points.)

OR

3. HUD Properties 3 Points

- a) Projects under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing.
- b) Projects that have a project-based Section 8 contract but are eligible to opt out of that contract with a one-year notice to tenants. To be eligible to opt out, the Contract must be out of its original term and in a renewal period of 5 years or less.
- c) Existing HUD 236 projects. The Interest Reduction Payment (IRP) must be decoupled from the Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of the Section 236 agreement must also be maintained for the property.

DRAFT Appendix II
Competitive Scoring Criteria

- d) Any other affordable non-public housing project that has existing funding from HUD, is severely deteriorated and has been designated by HUD as a preservation project that is in danger of losing its affordability.

B. Add-On Priorities

Applications eligible to claim Core Priority points above may also be eligible to claim the following Add-On points:

1. *Project-Based Rental Assistance or Subsidies*

- a) *Four (4)* points will be awarded to an Application that proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 100% of the total residential units that is within three years of any permitted prepayment or subsidy contract expiration with a likely conversion to market rate housing or equivalent loss of low income use restrictions. The property must also have been designated by HUD as a High priority project. HUD may designate no more than two (2) projects as High Priority. HUD may require that applicants seeking this priority designation for a project submit documentation no later than 60 days prior to Application Submission

OR

- b) *Two (2)* points will be awarded to an Application proposing to preserve a project with a commitment of government-awarded rental assistance or subsidies for at least 30% of low-income units for a minimum of five (5) years. This percentage will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

- 2. *Not Previously Rehabilitated.*** One (1) point will be awarded to an Application that proposes to rehabilitate a project that has not been previously rehabilitated.

3. *Average Occupancy*

- a) *Two (2)* points will be awarded to an application that has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May),

OR

- b) *One (1)* point will be awarded to an application that a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May).

4. *Compliance Period.*

- a) Three (3) points will be awarded to an application that proposes to rehabilitate an existing tax credit property with a compliance period that began at least 20 years prior to the application deadline.

OR

- b) Two (2) points will be awarded to an application that proposes to rehabilitate an

DRAFT Appendix II
Competitive Scoring Criteria

existing tax credit property with a compliance period that began at least 18 years prior to the application deadline.

5. *Hard Costs Proportion.* Two (2) points will be awarded to an application where the construction hard costs are at least 45% of the Total Development Costs.

6. *High Performing School Zones.* Three (3) points will be awarded to an Application proposing to preserve a Family property which is located in the attendance zone of a high-performing elementary school. DCA defines a high-performance school as one in which each grade level meets or exceeds the average state achievement level, as defined by the *Georgia Education Scorecard* released by the Governor's Office of Student Achievement. An elementary school attendance zone does not include magnet schools or elementary schools with district-wide possibility of enrollment, unless that district has only one elementary school.

Documentation:

- Copy of the school's most recent *Georgia Education Scoreboard* results (<http://www.gaosa.org/>)
- Documentation showing that property is within the attendance zone of the high-performing school

DRAFT Appendix II
Competitive Scoring Criteria

**Exhibit A to Appendix II
Rural Counties**

For Scoring purposes and for the Rural Set-Aside a project must be designated as rural according to the US Department of Agriculture.

OR

Appear on this list of Rural /Non-Metropolitan Counties:

Appling	Decatur	Lee	Sumter
Atkinson	Dodge	Lincoln	Talbot
Bacon	Dooly	Long	Taliaferro
Baker	Early	Lumpkin	Tattnall
Baldwin	Echols	Macon	Taylor
Banks	Effingham	Madison	Telfair
Ben Hill	Elbert	Marion	Terrell
Berrien	Emanuel	McDuffie	Thomas
Bleckley	Evans	McIntosh	Tift
Brantley	Fannin	Meriwether	Toombs
Brooks	Franklin	Miller	Towns
Bryan	Gilmer	Mitchell	Treutlen
Bulloch	Glascok	Monroe	Troup
Burke	Gordon	Montgomery	Turner
Butts	Grady	Morgan	Twiggs
Calhoun	Greene	Murray	Union
Camden	Habersham	Oconee	Upson
Candler	Hancock	Oglethorpe	Walker
Catoosa	Haralson	Peach	Ware
Charlton	Harris	Pierce	Warren
Chattahoochee	Hart	Polk	Washington
Chattooga	Irwin	Pulaski	Wayne
Clay	Jackson	Putnam	Webster
Clinch	Jeff Davis	Quitman	Wheeler
Coffee	Jefferson	Rabun	White
Colquitt	Jenkins	Randolph	Wilcox
Columbia	Johnson	Schley	Wilkes
Cook	Jones	Screven	Wilkinson
Crawford	Lamar	Seminole	Worth
Crisp	Lanier	Stephens	
Dade	Laurens	Stewart	