

2008 RHP COMPETITIVE APPLICATION SCORE SHEET

If a minimum score of 120 for Lease to Own and Hope VI projects and a minimum score of 140 for all other projects is not received, then the application will not be reviewed for financial feasibility and will not receive funding. Please refer to scoring guidelines for additional guidance.

Project Name: Insert Project Name

Applicant Name: Insert Applicant Name

Developer Self Score

Final Score

TOTAL POINT RECEIVED**A. DEVELOPMENT TEAM**

(20 Total Points Possible)

B. TARGETING PLAN (SPECIAL NEEDS)

(55 Total Points Possible)

C. PROJECT DESIGN & LOCATION

(175 Total Points Possible)

D. READY TO PROCEED

(45 Total Points Possible)

E. FINANCIAL DESIGN

(55 Total Points Possible)

F. BONUS OPPORTUNITIES

(30 Total Points Possible)

A. Development Team Section - 20 Possible points

This section of the scoring criteria includes developer, consultant, management agent, owner, applicant preparer, general partner(s) and/or non-profit partner(s). In this section KHC reserves the right to go beyond three years if needed.

CAPACITY OF THE DEVELOPMENT TEAM

1. Monitoring/Compliance

Only one of these apply

a. No member of the development has ever had any Compliance and/or monitoring issues (excluding Cured issues during the 30-day Correction Period) whether it is federal, statutory or KHC policies. 10pts.

or

One or more members of the development team has had noted noncompliance issues (federal, statutory or KHC policies), WITH IN THE PAST THREE YEARS but all have been corrected within the six month after the close of the Correction Period (i.e., Issuance of the IRS Form 8823 and/or Closed Review letter with Open issues). 5pts.

or

A member of the development team has been found to be directly or indirectly responsible for any project within the past three years and they have been notified and it has been documented, in which there is or was uncorrected noncompliance issues for more than six months after the close of the Correction Period (i.e., Issuance of the IRS Form 8823 and/or Closed Review letter with Open issues). IRS Form 8823(s) issued for acts of God or for reasons beyond the owner's control, may be excluded, as determined by KHC. (-5)pts

or

A member of the development team has had chronic and repeated compliance issues or findings of noncompliance and they have been notified and it has been documented, in the past three years. (-10)pts

or

A member of the development team has demonstrated repeated delays and/or consistent patterns requesting extensions for correcting compliance/monitoring issues and has been notified and documented. (-5) pts

- b. No member of the development team has requested a waiver or modification for pledged amenities or requested a deviation from project design within the past three years. (This includes pre-8609(s) reviews and excludes equitable substitutions). 5 pts
- c. A member of the development team **has** requested a waiver or modification for pledged amenities or to deviate from project design and it has been documented, within the past three years for any project. (this includes open pre-8609(s) and monitoring/compliance issues that are open for greater than six months after the close of the Correction Period). (-5)pts
- d. A member of the development team has properties that do not pass the Uniform Physical Condition Standards (UPCS), Housing Quality Standards (HQS) or REAC standards, and they have been notified and it has been documented. (-5) pts

2. Production

- a. A member of the development team has demonstrated repeated delays and/or consistent patterns requesting extensions to Kentucky Housing's deadlines and it has been documented. (-5)pts
- b. A member of the development team has been involved in a project awarded Housing Credits or other KHC funding in last 2 years for which either the permanent financing or equity investment has not been closed or construction has not been completed and project placed in service and it has been documented. (-10)pts
- c. KHC has recaptured funds from any member of the development team in the development process in the past 3 years and they have been notified and it has been documented. (-10)pts
- d. A member of the development team has developed, operated, or completed a project of at least ten rental units with KHC that is now in compliance, or for new developer's can provide proof of receiving technical assistance from KHC rental production staff. 5pts

3. Asset Management

- a. A member of the development team has been in a mortgage default or arrearage of three months or more within the last three years on an KHC financed project, tax-exempt bond funded mortgages or any Low Income Housing Tax Credit project. They have been notified and it has been documented.

or

(-10)pts

A member of the development team has been involved within the past three years in a project which previously received KHC funds and has requested extensions for debt service and/or request for forbearance or they have requested a forbearance but are not in default and it has been documented.

- b. A member of the development team has had outstanding/unresolved audit or asset management findings and they have been notified and it has been documented. This includes maintaining appropriate balances in reserve for replacement accounts as indicated in approved funding documents and submission of financial/occupancy data as requested.

(-10)pts

4. Sponsor Characteristics (only one will apply)

- a. Project is developed by a minority controlled and managed development entity. This entity has received proper certification. (Please see guidelines)

or

5pts

Project is developed by female controlled and managed development entity. This entity has received proper certification. (Please see guidelines)

or

Non-profit organization that materially participates in the development and operation of the project.

TOTAL DEVELOPMENT TEAM POINTS:

B. TARGETING PLAN: Populations with Special Needs-55 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 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, aging out of foster care (18 years or older).*

1. Percentage of Total Units Set Aside

(In order to receive points in this area, you must have an acceptable service plan)

- a. 20% to 30% 35 pts
- b. 10% to 19.99% 25pts

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

- a. Applicant has fully described and documented all required supportive services and referral sources appropriate for all targeted special needs groups. 10pts
- b. Applicant has described all required supportive services and referral sources for all targeted special needs groups, but either the description is inadequate or inappropriate, or there is a lack of documentation. 5pts
- c. Applicant has failed to address the required supportive services and/or referral sources for one or more of the targeted special needs groups. 0pts

3. Elderly Projects

Points will be awarded to elderly projects in rural counties only.

- a. 100% of the units have been set-aside for persons 62 years of age and older. 10pts
- b. 80% of the units have been set-aside for households with at least one person 55 years of age or older. 5pts

TOTAL POPULATIONS WITH SPECIAL NEEDS POINTS:

C. Project Design & Location - 175 Possible Points

1. Building Design (check all that apply)

- a. 50 percent of the exterior walls are either brick, stone or hardy plank, per building. 5pts
- or**
- 100 percent of the exterior walls are either brick, stone or hardy plank (per building). 10pts
- b. Project converts existing non-rental structures to rental housing (this is not considered preservation of existing rental stock). 10pts
- c. Project incorporates Energy Star design features. 5pts
- d. Overall project design includes green construction techniques (Please see guidelines). 15pts

2. Project Size

11 units or less 20pts

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 meet KHC's guidelines for submission of preliminary plans requirements. 10pts
- b. The plans are submitted but will require revisions in order to meet KHC's guidelines for submission of preliminary plans requirements. 5pts
- c. The plans are not to proper scale, incomplete or too preliminary or applicant failed to submit plans. 0pts

4. Project Amenities (Check all that apply)

- a. Washer/Dryer hookups in the unit. 1pt
- b. Washer/Dryer provided in the unit. 5pt
- c. Dishwasher in the unit. 1pt
- d. Security service/alarm provided in the unit. 1pt
- e. Help/call system (type typically found in elderly and/or handicap units). 1pt

5. Unique Marketable Attributes

- a. Community room provided for project. It must be a designated area with furniture. 1pts
- b. Playground provided on site (with commercial grade playground equipment): 2pts
- c. Picnic table/benches (must be commercial grade) 2pts
- d. Outdoor grill area with grills (must be commercial grade and permanent) 2pts
- e. Additional storage area per unit 1pts
- f. Private patio/deck area per unit 1pts
- g. Fenced in back yard for single family dwellings 1pts
- h. Other: _____ 1pts

6. Site Design and Location

- a. Project is not located in a flood zone or waterway. 10pts
- 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. 5pts
- c. Project is located in Wolfe, Breathitt, Owsley or Lee County. 10pts

7. Community/Neighborhood Renewal Efforts

- a. Project is located in a Community Revitalization Plan (CRP) area or a neighborhood redevelopment plan 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 . (See scoring guidelines for documentation submission requirements). 10pts

- b. Housing Characteristics (See guidelines for points awarded in this area). pts

8. Preservation

- a. Project preserves existing rental housing stock. 25pts
(Does not include minor rehabilitation)

9. Tenant Relocation

- a. Project is vacant due to unsuitable living conditions. 15pts
- b. The project will not permanently displace current residents. 10pts
- c. The project will permanently displace current residents and will provide relocation assistance. 5 pts

TOTAL PROJECT DESIGN & LOCATION POINTS:

D. Ready to Proceed - 45 Possible Points

Commitments

1. Funding Commitments

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

2. Other Funding

- a. For projects using Historic Tax Credits, SHPO has approved the plans and specification in accordance with their guidelines 5pts
- b. Commitments for donated land, materials and/or labor, Section 8 rental assistance and additional subsidies 5pts

3. Zoning

- a. Site is properly zoned 10pts
- b. Application for zoning has been made to proper authorities. 5pts
- c. No application for zoning has been made. 0pts

4. Site Control

- a. Has site control (on all sites) 15pts
- b. Has some site control (but not on **all** sites). 5pts
- c. Has no site control 0pts

TOTAL READY TO PROCEED POINTS:

E. Financial Design - 55 Possible Points

The Financial Design section will be scored based on the revisions made to the underwriting model during the underwriting review. If it is found that a project is not financially feasible, 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 | <input type="checkbox"/> | 10pts |
| b. | 75% of the units are rent restricted to the 60% level | <input type="checkbox"/> | 5pts |
| c. | 50% of the units are rent restricted to the 60% level | <input type="checkbox"/> | 3pts |
| d. | 25% of the units are rent restricted to the 60% level | <input type="checkbox"/> | 2pts |

2. 50% Rent Restrictions

- | | | | |
|----|--|--------------------------|-------|
| a. | 100% of the units are rent restricted to the 50% level | <input type="checkbox"/> | 20pts |
| b. | 75% of the units are rent restricted to the 50% level | <input type="checkbox"/> | 10pts |
| c. | 50% of the units are rent restricted to the 50% level | <input type="checkbox"/> | 5pts |
| d. | 25% of the units are rent restricted to the 50% level | <input type="checkbox"/> | 3pts |

3. 30% Rent Restrictions

- | | | | |
|----|--|--------------------------|-------|
| a. | 100% of the units are rent restricted to the 30% level | <input type="checkbox"/> | 35pts |
| b. | 75% of the units are rent restricted to the 30% level | <input type="checkbox"/> | 15pts |
| c. | 50% of the units are rent restricted to the 30% level | <input type="checkbox"/> | 10pts |
| d. | 25% of the units are rent restricted to the 30% level | <input type="checkbox"/> | 5pts |

4. Leverage

Excludes Housing Credit Equity, Risk Sharing and SMAL

- | | | | |
|----|---|--------------------------|-------|
| a. | Project is requesting 0% of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). | <input type="checkbox"/> | 20pts |
| b. | Project is requesting up to 10% of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). | <input type="checkbox"/> | 15pts |
| c. | Project is requesting 10.1% to 15% of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). | <input type="checkbox"/> | 10pts |

d. Project is requesting 15.1% to 20% of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). 5pts

e. Project is requesting 20.1% or more of total development costs in the form of a KHC grant or deferred loan (excluding housing credit equity if housing credits are requested). 0pts

TOTAL FINANCIAL DESIGN POINTS:

F. Bonus Opportunities - 30 possible bonus points

- | | | |
|---|--|--|
| 1 | Applicant has submitted all required attachments correctly as indicated on the application check list. | <input style="width: 60px; height: 20px; border: 1px solid black;" type="text"/> 10pts |
| 2 | Applicant has completed and submitted self-scoring sheet. | <input style="width: 60px; height: 20px; border: 1px solid black;" type="text"/> 10pts |
| 3 | Applicant has submitted the correct number of copies of all attachments | <input style="width: 60px; height: 20px; border: 1px solid black;" type="text"/> 10pts |

TOTAL BONUS POINTS AWARDED