

TCAP DEVELOPMENT SELECTION CRITERIA
Maximum – 310 points

A. <u>Property Location (not to exceed 50 points)</u>	<u>Maximum Points</u>	<u>Score</u>
1. A property is located in a HUD defined Qualified Census Tract or Difficult Development Area.	10 points	
2. A property is located in a county of the State with a median income less than the statewide non-metro average.	10 points	
3. A property is located outside a Metropolitan Statistical Area (MSA).	10 points	
4. Site locations will be further evaluated for community support, neighborhood consistency, and site usability, accessibility and marketability. (See Exhibit A for specific criteria).	20 points	
B. <u>Housing Needs Characteristics (not to exceed 45 points)</u>		
1. Development will receive 1 point for each 2% of three bedroom units as a percentage of the total units.	Up to 10 points	
2. Development has at least 1 unit reserved to provide temporary housing (maximum of 2 years) for a homeless family or elderly person.	5 points	
3. Development preserves existing affordable housing that would be subject to foreclosure or default if tax credits were not available as indicated by deteriorating physical condition, high vacancy rate or poor financial performance.	10 points	
4. Development provides rehabilitation of existing, structurally sound, energy efficient, affordable housing. Points will be awarded on hard costs for rehabilitation per unit on a sliding scale as follows:		
\$10,000 - \$15,000 per unit;		5 points
\$15,001 - \$20,000 per unit;		10 points
\$20,001 - \$25,000 per unit;		15 points
Over \$25,001 per unit.		20 points

**Maximum
Points**

Score

C. Development Characteristics (not to exceed 80 points)

1. Highest priority will be given to applications with the lowest percentage of intermediary costs. (These costs may include, but are not limited to, attorney fees, engineering fees, and architect fees). Points awarded on a sliding scale up to 5% of total costs. Points deducted on a sliding scale beginning with 6% of total costs.

15 points

2. Development provides amenities as shown from the list below:

Level One (one point each)

Up to 10 points

Organized recreational activities
Green area
Bike rack
Security landscaping
Washer/Dryer hook-ups in units
Outdoor uncovered seating/benches
Picnic tables
Garden area
Barbeque grills
Free dial up internet/computers for tenants in office or common area

Level Two (two points each)

Common laundry room
Green area with paved walking paths
Outdoor covered seating/benches
Carport
Security system in unit
Security fencing
Free high speed internet/computers for tenants in office or common area
Basketball court
Library

Level Three (three points each)

Playground/tot lot with equipment
Clubhouse/community room
Swimming pool

<u>Maximum</u> <u>Points</u>	<u>Score</u>
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Gymnasium/exercise room
 Safe room
 Garages

Free internet access in each unit through Ethernet cable or wireless technology with a minimum 3mbps per 40 units

(Note: This is not an all inclusive list. Other amenities may be noted and shown in the application).

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|----|--|------------------------|
| 3. | Development provides or has agreements in place for services shown on the list below
<i>(5 points for each service)</i> | <i>Up to 10 points</i> |
|----|--|------------------------|

Credit Counseling
 Literacy/Language Training
 Food/Nutrition Classes
 Homebuyer Education
 Medical Counseling/Consultation
 Senior Citizen Center
 Day Care Center
 Resident Management and Initiatives
 Safety and Drug Awareness
 Meals on Wheels
Transportation provided by owner

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|----|---|------------------|
| 4. | <i>Development provides an Energy Star certification for all buildings. For rehabilitation developments a HERS score of 85 or less is committed.</i> | <i>15 points</i> |
| 5. | Development creates single-family housing that is intended for eventual tenant ownership. | 10 points |
| 6. | Development involves the use of housing as part of a community revitalization <i>plan</i> , including the adaptive reuse of a building <i>that is eligible for the historical register or is sited in an officially declared historic district.</i> | 20 points |

**Maximum
Points** **Score**

D. Applicant/Sponsor Characteristics (not to exceed 10 Points)

- 1. Applicant is a KHRC certified CHDO which conforms with the provisions of 501(c) (3) or 501 (c) (4) of the I.R.C. and performs the primary function of owner, manager or developer. 10 points

E. Tenant Population Characteristics (not to exceed 75 points)

- 1. Development provides 100% of units targeted to tenants 55 years and older and/or to tenants with special needs. 20 points
- 2. Development is designed to serve the lowest income tenants by providing: Up to 35 points

% of Units	Median Income					P O I N T S
	50%	45%	40%	35%	30%	
10-12	2	3	5	6	7	
13-14	4	6	10	12	14	
15-16	6	9	15	18	21	
17-18	8	12	20	24	28	
19-20	10	15	25	30	35	

The market study must verify the need for the rent levels that are targeted.

- 3. Development provides market rate units. Two points will be awarded for each 5% of market rate units. Up to 10 points
- 4. Development serves individuals with children. 10 points

F. Public Housing Waiting Lists (5 points maximum)

- 1. Applicant has entered into an agreement with the P.H.A. or the local governing unit to accept the referral of tenants on the P.H.A. waiting list. (See Exhibit B). 5 points

G. Bonus Points (45 points maximum)

- 1. Developments that address the priority housing needs shown below. (15 points for each priority Up to 45 points

need).

- (a) any development in a community with less than 5,000 population;
- (b) preservation of housing with a HUD Section 8 or USDA Housing Assistance Payment contract, or any application from a Public Housing Authority;
- (c) any development for special need populations including, but not limited to homeless families and individuals or persons with disabilities;
- (d) any development that offers gross rent for all units at a rate that is below the fair market rent for the area in which the property is located.
- (e) applications for developments in high growth areas with proven markets, such as strong property performance in a first phase, waiting lists, or market studies with low capture rates.