

**Louisiana Housing Finance Agency
LIHTC - 2011/2012 Qualified Allocation Plan
Selection Criteria**

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I. Targeted Project Type (Maximum of One)	Point Ranges
A. De-concentration Project	4-10 Points
B. Rehabilitation Project	10-20 Points
C. Redevelopment Project	6 Points
D. Abandoned Project	10 Points
E. High Vacancy Projects	2-6 Points
F. Scattered Site Project	4 Points
II. Targeted Population Type (Maximum of One)	
A. Single Room Occupancy Shelter	5 Points
B. Accessible Project	10 Points
C. Special Needs	6-10 Points
D. Lease to Own	10 Points
E. Adult Residential Care Project	3 Points
III. Priority Development Areas and Other Preferences (All That Apply)	
A. Extended Affordability Agreement	2-4 Points
B. Increased Unit Affordability	4-5 Points
C. Difficult Development Area (QCT/DDA)	2-4 Points
D. Rural Target Area (RD)	6 Points
E. Other Governmental Priority	3-6 Points
F. PHA Referrals and Sponsorship	4 Points
G.	
IV. Location Characteristics	
A. Neighborhood Features	0-10 Points
V. Project Characteristics	
A. Green Buildings	5 Points
B. Community Facilities	2 Points
C. Optional Amenities	1-5 Points
D. Additional Accessible Units	1-3 Points
E. Superior Design	10 Points
VI. Leverage, Efficiency and Viability	
A. Leverage for Disability Funding	3 Points
B.	
C. Viability Penalty Points	Loss of 5 - 10 Points
VII. Project & Submission Penalty Points	Loss of 4 - 39 Points

SELECTION CRITERIA AND EVIDENTIARY MATERIALS

Points

I. TARGETED PROJECT TYPE (Select Maximum of One)

A. *De-concentration Projects* (maximum of 10 Points)

(i) *Project Diversity* - Percentage of Low Income Units in Project does not exceed:
(Not Qualified for Selection Criteria in I-F Scattered Site Project and II-E Lease to Own)

- | | |
|------------------------------------|----------|
| (a) 60% of the Total Project units | 4 _____ |
| (b) 50% of the Total Project units | 8 _____ |
| (c) 40% of the Total Project units | 10 _____ |

(ii) *Geographic Diversity*: Project is located in census tract in which the median income of the census tract exceeds 120% of the area median income 6 _____

B. *Rehabilitation Project* which constitutes:

(i) Substantial Rehabilitation or Conversion: (for acquisitions only) 10 _____
• Capital Needs Assessment must evidence Substantial Rehabilitation

(ii) Rehab of Historic Property 10 _____
• Must evidence Historic Designation by SHPO

C. *Redevelopment Project* (As defined in the glossary) 6 _____

D. *Abandoned Project* 10 _____

(For Acquisitions Only - Not Qualified for Selection Criteria II-D Lease to Own)

- Submit letter from local governmental unit that all units (residential or non-residential) in the Project are substandard and have been vacant for at least six months
- Capital Needs Assessment must certify 100% vacancy

E. *High Vacancy Projects* (For acquisitions only)

- | | |
|---------------------------------------|---------|
| (i) Minimum of 25% but less than 50% | 2 _____ |
| (ii) Minimum of 51% but less than 75% | 4 _____ |
| (iii) 75% or above | 6 _____ |

- Submit letter from local jurisdiction that unit has been vacant (residential or non-residential) for at least 90 days and is likely to remain vacant because unit is substandard.
- Capital Needs Assessment must evidence inspection of vacant units.

F. *Scattered Site Project- Blighted housing remediation and/or replacement* 4 _____

- Submit list of each separate address and square footage and costs of each separate building.

II. TARGETED POPULATION TYPE (Select Maximum of One)

A. Single Room Occupancy Shelter

5_____

- Submit evidence from local governmental unit or appropriate continuum of care district that project satisfies need for homeless shelter

B. Accessible Project (Not qualified for V.D Additional Accessible Units)

10_____

- Application must include the following:
 - (i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)
 - (ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost
 - (iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households
 - (iv) Evidence of Project Based Subsidy for Handicapped Households

C. Special Needs Households other than Elderly Households and provides Supportive Services

(Check one or more)

- (i) Homeless Households _____
- (ii) Disabled Households _____
- (iii) Tenant populations of individuals with children _____
 - (a) Twenty Percent serve such households
 - (b) Ten Percent serve such households

10_____

6_____

- Application must include the following:
 - (i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions)
 - (ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost
 - (iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households

D. Lease To Own (Section 8)

10_____

Owner must agree to sell units at Minimum Purchase Price.

- Not eligible if executing extended use agreement

The award is subject to a transactional structure acceptable to the agency according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership.

E. Adult Residential Care Project

3_____

Application must include the following: 1) Proof that it provides personal care for activities of daily living and instrumental activities of daily living available 24 hours a day; chore services, age and ability appropriate social and recreational activities, assistance with meals, medication administration assistance, coordination/provision of transportation, housekeeping and laundry and intermittent nursing services. 2) Such projects must have proof of approval to receive Medicaid waiver funds through the Louisiana Department of Health and Hospitals. Projects will be allowed to adjust unit sizes to be consistent with the ARCP Licensing Standards for ARCP development

III. PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES (All That Apply)

A. Extended Affordability Agreement

Project will execute agreement in which Owner irrevocably waives its rights under the provisions of I.R.C. §42(h)(6)(E) and (F) until after the (not eligible for lease-to-own projects)

- (i) 25th year 2 _____
- (ii) 30th year 3 _____
- (iii) 35th year 4 _____

*Not eligible if executing Agency’s Option to Purchase and Right of First Refusal Agreement

B. Increased Unit Affordability

At least 5% percent or more of project units serve PSH households.

- (i) At least 5% less than 10% 4 _____
- (ii) At least 10% but less than 15% 5 _____

C. Difficult Development Area (QCT/DDA)

- (i) Project Located in Qualified Census Tract/Difficult Development Area (QCT/DDA) 2 _____
Census Tract Number: _____ Parish Location: _____

- (ii) Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in Application 2 _____

D. Rural Target Area (RD)

Copy of Final Concerted Community Revitalization Plan adopted by local governmental unit included in Application

6 _____

E. Other Governmental Priority listed below:

- (i) Enterprise Community or Renewal Community 6 _____
- (ii) HUB Zone 3 _____

F. PHA Referrals and Sponsorship

Developer submitted a certified letter stating they will accept referrals from local PHA to which Developer agrees to rent low income units to households at the top of PHA's waiting list.

4 _____

IV. LOCATION CHARACTERISTICS

A. Neighborhood Features

(i) Points Gained*: (maximum of 10 Points)

Points will be awarded for the following services located within the specified distance of the site. Distance will be measured by odometer from the automobile entrance of the proposed project site to the closest automobile entrance to the parking lot of the applicable service. Applicant should ensure that the service is suitable for the targeted population. Points will only be awarded for the services listed below. One Half (0.5) points will be awarded for any service listed that is located over 1 mile but is within 2 miles.

1 point <= (1) mile

Grocery Store	_____	Public Library	_____
Public Transportation	_____	Convenience Store	_____
Hospital/Doctor Office	_____	Bank/Credit Union	_____
Elementary School	_____	Post Office	_____
Pharmacy/Drug Store	_____		
Adult/Child Day Care/ After School Care	_____		

Total Positive Points _____

(ii) Points Deducted*: (No Maximum for Deductions)

(There **is no limit** on the amount of points that can be deducted for negative neighborhood services.) Five points **each** will be deducted if any of the following incompatible uses are adjacent to the site; two points **each** will be deducted if any of the following incompatible uses listed are within 1/2 mile of the site.

Junk yard/dump	_____	Pig/chicken farm	_____
Salvage yard	_____	Processing plants	_____
Wastewater treatment <i>facility</i>	_____	Industrial	_____
Distribution facilities	_____	Airports	_____
Electrical utility substations	_____	Liquor Store	_____
Prisons	_____	Solid waste disposal	_____
Adult entertainment/video/ theater	_____		

Total Negative Points _____

*The Market Study for every project must include a separate section that evidences whether the Project satisfies the positive points listed or incurs the negative points listed above. The application should not be penalized if the LHFA hired market analysis fails to include the referenced section.

V. PROJECT CHARACTERISTICS

A. Green Buildings 5_____

See Glossary for definition of “Green Building.”

B. Community Facilities (See Glossary) 2_____

(Community facilities must be consistent with definition contained in QAP)

C. Optional Amenities

- (i) Washers and dryers are installed and maintained in every unit 3_____
- (ii) Dishwashers maintained in each unit 1_____
- (iii) Disposals maintained in each unit 1_____

D. Additional Accessible Units

Accessible Units in excess of Section 504 of II C Accessible Project Rehabilitation Act of 1973 (Not Qualified for Selection Criteria II-C Accessible Project) Assume Section 504 applies to all Projects, i.e.,5% of units must be accessible for people with mobility impairments and 2% for people with hearing or vision impairments.

- (i) Number of Units: _____ = more than 8% of the total units but less than or equal to 10% of the total units 1_____
- (ii) Number of Units: _____ = more than 10% of the total units but less than or equal to 15% of the total units 2_____
- (iii) Number of Units: _____ = more than 15% of the total units 3_____

- Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit.
- Unit count must represent at least (1) one unit above the 504 requirement

E. Superior Design 10_____

Between 1 and 10 points may be given for a project having Superior Design. Any developer requesting points from this category will be required to submit a \$2,000 (tentative) fee for an independent architect certification. The Board will retain an AIA-certified architect to review designs and make final determination. Developer will be required to submit graphical visual representation of the proposed development. The agency will arrange for the architectural firm that is selected to evaluate the Superior Design criteria through the RFP process, to hold a workshop for applicants proposing to submit in this category.

VI. LEVERAGE, EFFICIENCY AND VIABILITY

A. Leverage for Disability Funding

3_____

Leverage consists of federal or other funds for persons with disabilities:

List: _____

B. Viability Penalty Points

- (i) Rehabilitation Hard Costs are less than \$20,000 per unit

-5_____

Specify Total Rehab Hard Costs: \$ _____ ÷ Number of
Units: _____ = \$ _____/unit

- (ii) Development fee exceeds 25% of hard costs for rehabilitation

-5_____

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B. VII. PROJECT & SUBMISSION PENALTY POINTS

A. Any project which utilizes a condominium or division of a site for the purpose of receiving Low Income Housing Tax Credits in excess of the QAP stated maximum -15_____

B. Any project involving repair of physical damage on which an insurance claim is made and received but applicant fails to disclose and utilize insurance proceeds in the development budget to reduce the use of Low Income Housing Tax Credits -15_____

- Attach Insurance Certification for any Redevelopment Project (III.F.) or Rehabilitation Project (III.G.)

C. Incomplete or Missing Exhibits, Appendices or Documents -4_____

- Does not include Required Exhibits which must be submitted by Application Deadline. Missing Required Exhibits will result in Application being rejected.

Applications for a project that will have units in more than one local government jurisdiction must provide resolutions from all jurisdictions in which there are project units.

D. Failure to properly tab appendixes in final application -5_____

E. Developers that have been identified as wasting Agency resources by failure to timely close on GO Zone projects. -10_____

