



2022 Score Summary as of May 4, 2022

Deal Name: 700 West 44

Deal # 3011

LNI Tracking # 2022-C-40

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.75
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	20.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **53.75**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		83.73
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	5.00
g. Developments with less than 100 low income units	Up to 20	11.20
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **169.93**



2022 Score Summary as of May 4, 2022

Deal Name: 700 West 44

Deal # 3011

LNI Tracking # 2022-C-40

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	133.93
b. Cost per unit	Up to 100	100.00
Section Total:		<u>233.93</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>85.00</u>
400 Point Threshold - All 9% Tax Credits		<u>687.61</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: 700 West 44

Deal # 3011

LNI Tracking # 2022-C-40

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.67%	39.73
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>83.73</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>83.73</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Alexandria GMV 9A

Deal # 3032

LNI Tracking # 2022-C-60

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **65.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		57.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	20.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	9.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **146.60**



2022 Score Summary as of May 4, 2022

Deal Name: Alexandria GMV 9A

Deal # 3032

LNI Tracking # 2022-C-60

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	171.37
b. Cost per unit	Up to 100	16.72
Section Total:		<u>188.09</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>100.00</u>
Total Score:		<u>614.69</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Alexandria GMV 9A

Deal # 3032

LNI Tracking # 2022-C-60

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	55.81%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>57.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>57.00</u>

Comments to the Developer:

Revitalization area documentation did not include location boundaries (-15 points)



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Amy Street Station

Deal # 3017

LNI Tracking # 2022-C-23

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.43
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **14.43**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		70.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	1.70
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **151.70**



2022 Score Summary as of May 4, 2022

Deal Name: Amy Street Station

Deal # 3017

LNI Tracking # 2022-C-23

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	81.50
b. Cost per unit	Up to 100	21.52
Section Total:		<u>103.02</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>469.15</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Amy Street Station

Deal # 3017

LNI Tracking # 2022-C-23

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>70.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>70.00</u>

Comments to the Developer:

VHDA SWaM form not signed, -5 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Belmont Green

Deal # 3041

LNI Tracking # 2022-C-54

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **50.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	13.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **138.60**



2022 Score Summary as of May 4, 2022

Deal Name: Belmont Green

Deal # 3041

LNI Tracking # 2022-C-54

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	14.77
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>99.77</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	103.63
b. Cost per unit	Up to 100	48.42
Section Total:		<u>152.05</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>90.00</u>
400 Point Threshold - All 9% Tax Credits		<u>560.42</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Belmont Green

Deal # 3041

LNI Tracking # 2022-C-54

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>80.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>80.00</u>

Comments to the Developer:

Revitalization resolution was not provided (-15 points)
 Revitalization boost was removed since documentation was not provided (-35.34 points in Efficient Use of Resources)
 Wrong name included in signature line of PHA wait list form (-5 points)
 Tax abatement documentation was not provided (-5 points)
 Removed ROFR points because the nonprofit is not 10% of the Managing Member; points reduced to 50 year compliance (-10 points)



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Birch Island Apartments

Deal # 2982

LNI Tracking # 2022-C-24

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	20.00
g. Development provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **60.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		61.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	1.56
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **142.56**



2022 Score Summary as of May 4, 2022

Deal Name: Birch Island Apartments

Deal # 2982

LNI Tracking # 2022-C-24

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	59.63
b. Cost per unit	Up to 100	96.08
Section Total:		<u>155.71</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>528.27</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Birch Island Apartments

Deal # 2982

LNI Tracking # 2022-C-24

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>61.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>61.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Blaine Landing Apartments

Deal # 3019

LNI Tracking # 2022-C-45

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.49
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **59.49**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		84.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	20.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	16.40
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **195.40**



2022 Score Summary as of May 4, 2022

Deal Name: Blaine Landing Apartments

Deal # 3019

LNI Tracking # 2022-C-45

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	114.27
b. Cost per unit	Up to 100	52.16
Section Total:		<u>166.43</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>95.00</u>
400 Point Threshold - All 9% Tax Credits		<u>641.32</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Blaine Landing Apartments

Deal # 3019

LNI Tracking # 2022-C-45

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>84.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>84.00</u>

Comments to the Developer:

The SWAM certification form was not signed/provided. (-5 points)



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Block 9 A1 Apartments

Deal # 2978

LNI Tracking # 2022-C-22

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.06
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **73.06**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		73.96
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	18.80
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **162.76**



2022 Score Summary as of May 5, 2022

Deal Name: Block 9 A1 Apartments

Deal # 2978

LNI Tracking # 2022-C-22

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	109.43
b. Cost per unit	Up to 100	60.00
Section Total:		<u>169.43</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>100.00</u>
400 Point Threshold - All 9% Tax Credits		<u>635.25</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Block 9 A1 Apartments

Deal # 2978

LNI Tracking # 2022-C-22

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	63.89%	31.96
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	YES	10.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>73.96</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>73.96</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Block 17 Apartments

Deal # 3006

LNI Tracking # 2022-C-16

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.31
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **103.31**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		73.96
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **163.96**



2022 Score Summary as of May 5, 2022

Deal Name: Block 17 Apartments

Deal # 3006

LNI Tracking # 2022-C-16

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	95.10
b. Cost per unit	Up to 100	73.56
Section Total:		<u>168.66</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>95.00</u>
Total Score:		<u>660.93</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Block 17 Apartments

Deal # 3006

LNI Tracking # 2022-C-16

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	70.09%	31.96
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	YES	10.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>73.96</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>73.96</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Braddock Terrace

Deal # 3030

LNI Tracking # 2022-C-74

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	10.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	10.24
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **65.24**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		75.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **125.00**



2022 Score Summary as of May 4, 2022

Deal Name: Braddock Terrace

Deal # 3030

LNI Tracking # 2022-C-74

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	64.43
b. Cost per unit	Up to 100	77.86
Section Total:		<u>142.29</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>55.00</u>
400 Point Threshold - All 9% Tax Credits		<u>522.53</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Braddock Terrace

Deal # 3030

LNI Tracking # 2022-C-74

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	YES	10.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>75.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>75.00</u>

Comments to the Developer:

Ownership structure not qualified for ROFR points, -10 points; Revitalization Area is preexisting, -5 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Carter Woods III

Deal # 3026

LNI Tracking # 2023-ASH-05

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.77
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	3.88
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **67.65**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		73.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	2.26
g. Developments with less than 100 low income units	Up to 20	18.80
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **164.06**



2022 Score Summary as of May 5, 2022

Deal Name: Carter Woods III

Deal # 3026

LNI Tracking # 2023-ASH-05

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	125.00
b. Cost per unit	Up to 100	100.00
Section Total:		<u>225.00</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>55.00</u>
Total Score:		<u>636.71</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Carter Woods III

Deal # 3026

LNI Tracking # 2023-ASH-05

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	30.00%	32.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>73.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>73.00</u>

Comments to the Developer:

Removed ROFR points because the form was not correctly notarized (no stamp); reduced to extended compliance points (-10 points)
Need documentation of appropriate site control or application may be disqualified.



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Colbrook

Deal # 3055

LNI Tracking # 2022-C-67

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.15
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	36.44
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **105.59**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		70.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	6.06
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **156.06**



2022 Score Summary as of May 4, 2022

Deal Name: Colbrook

Deal # 3055

LNI Tracking # 2022-C-67

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	114.47
b. Cost per unit	Up to 100	30.92
Section Total:		<u>145.39</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>100.00</u>
Total Score:		<u>622.04</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Colbrook

Deal # 3055

LNI Tracking # 2022-C-67

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	26.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>70.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>70.00</u>

Comments to the Developer:

Revitalization Area Resolution missing language, -15 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Crestview Senior

Deal # 2983

LNI Tracking # 2022-C-41

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	5.51
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **30.51**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	20.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	16.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **149.00**



2022 Score Summary as of May 4, 2022

Deal Name: Crestview Senior

Deal # 2983

LNI Tracking # 2022-C-41

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	147.37
b. Cost per unit	Up to 100	100.00
Section Total:		<u>247.37</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>586.88</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Crestview Senior

Deal # 2983

LNI Tracking # 2022-C-41

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	Section Total:	<u>5.00</u>
	Total Amenities:	<u>68.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Deerfield Apartments

Deal # 2992

LNI Tracking # 2022-C-28

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **40.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		64.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **169.00**



2022 Score Summary as of May 4, 2022

Deal Name: Deerfield Apartments

Deal # 2992

LNI Tracking # 2022-C-28

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	79.30
b. Cost per unit	Up to 100	85.52
Section Total:		<u>164.82</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>528.82</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Deerfield Apartments

Deal # 2992

LNI Tracking # 2022-C-28

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	NO	0.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>59.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
Section Total:		<u>5.00</u>
Total Amenities:		<u>64.00</u>

Comments to the Developer:

Revitalization Area Resolution does not define area, -15 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Fairfax Hall

Deal # 2998

LNI Tracking # 2022-C-18

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.89
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.40

Section Total: **54.29**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		27.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	18.40
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	5.00

Section Total: **120.40**



2022 Score Summary as of May 5, 2022

Deal Name: Fairfax Hall

Deal # 2998

LNI Tracking # 2022-C-18

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	10.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>10.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	129.47
b. Cost per unit	Up to 100	25.44
Section Total:		<u>154.91</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>479.60</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Fairfax Hall

Deal # 2998

LNI Tracking # 2022-C-18

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	5.00%	2.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	24.00
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	3.00
	Total Amenities:	27.00

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Gosnold II Apartments

Deal # 3007

LNI Tracking # 2023-ASH-04

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **27.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		60.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	0.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **145.00**



2022 Score Summary as of May 5, 2022

Deal Name: Gosnold II Apartments

Deal # 3007

LNI Tracking # 2023-ASH-04

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	158.83
b. Cost per unit	Up to 100	100.00
Section Total:		<u>258.83</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>595.83</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Gosnold II Apartments

Deal # 3007

LNI Tracking # 2023-ASH-04

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	3.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	3.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>60.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>60.00</u>

Comments to the Developer:

Removed new rental assistance points because documentation was only for an existing renewal (-10 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Grande Oak III

Deal # 3025

LNI Tracking # 2022-C-52

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.49
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	17.04
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **76.53**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		85.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	20.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **200.00**



2022 Score Summary as of May 4, 2022

Deal Name: Grande Oak III

Deal # 3025

LNI Tracking # 2022-C-52

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>70.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	111.23
b. Cost per unit	Up to 100	56.50
Section Total:		<u>167.73</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>90.00</u>
Total Score:		<u>649.26</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Grande Oak III

Deal # 3025

LNI Tracking # 2022-C-52

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>80.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	Section Total:	<u>5.00</u>
	Total Amenities:	<u>85.00</u>

Comments to the Developer:

Ownership structure not qualified for ROFR points, -10 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Horner

Deal # 3054

LNI Tracking # 2023-ASH-07

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **55.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		70.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	6.12
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **126.12**



2022 Score Summary as of May 5, 2022

Deal Name: Horner

Deal # 3054

LNI Tracking # 2023-ASH-07

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	135.50
b. Cost per unit	Up to 100	100.00
Section Total:		<u>235.50</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>5.00</u>
Total Score:		<u>551.62</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Horner

Deal # 3054

LNI Tracking # 2023-ASH-07

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	26.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>70.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>70.00</u>

Comments to the Developer:

No subsidized funding documentation provided (-40 points)
 ROFR not provided (-60 points)
 Project based rental assistant commitment expired 12/31/2021 so points were reduced from the 50-point accessibility category to the 20-point accessibility category (-30 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: JCOC 3H Housing

Deal # 2991

LNI Tracking # 2023-ASH-03

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	35.29
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **70.29**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		63.77
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **168.77**



2022 Score Summary as of May 5, 2022

Deal Name: JCOC 3H Housing

Deal # 2991

LNI Tracking # 2023-ASH-03

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	160.03
b. Cost per unit	Up to 100	100.00
Section Total:		<u>260.03</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>60.00</u>
Total Score:		<u>634.09</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: JCOC 3H Housing

Deal # 2991

LNI Tracking # 2023-ASH-03

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	21.92%	28.77
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.77</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>63.77</u>

Comments to the Developer:

Removed donated land points because there was a related party sale (-4.71 points)
 Nonprofit questionnaire was not fully signed so points were removed for ROFR; reduced to extended compliance points (-10 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: King Street Roanoke

Deal # 2977

LNI Tracking # 2022-C-34

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	6.55
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **11.55**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		63.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	4.86
g. Developments with less than 100 low income units	Up to 20	11.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **119.46**



2022 Score Summary as of May 4, 2022

Deal Name: King Street Roanoke

Deal # 2977

LNI Tracking # 2022-C-34

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	112.00
b. Cost per unit	Up to 100	48.42
Section Total:		<u>160.42</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>471.43</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: King Street Roanoke

Deal # 2977

LNI Tracking # 2022-C-34

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>63.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Lafayette Gardens

Deal # 3024

LNI Tracking # 2022-C-64

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.99
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	22.82
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **48.81**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		56.40
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	1.56
g. Developments with less than 100 low income units	Up to 20	1.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **129.56**



2022 Score Summary as of May 4, 2022

Deal Name: Lafayette Gardens

Deal # 3024

LNI Tracking # 2022-C-64

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	9.38
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>89.38</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	133.93
b. Cost per unit	Up to 100	100.00
Section Total:		<u>233.93</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>611.68</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Lafayette Gardens

Deal # 3024

LNI Tracking # 2022-C-64

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	1.00%	20.40
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>56.40</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>56.40</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Lawrenceville Manor Apartments

Deal # 2994

LNI Tracking # 2022-C-29

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 40.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		61.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	3.13
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: 154.13



2022 Score Summary as of May 4, 2022

Deal Name: Lawrenceville Manor Apartments

Deal # 2994

LNI Tracking # 2022-C-29

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	73.93
b. Cost per unit	Up to 100	79.84
Section Total:		<u>153.77</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>502.90</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Lawrenceville Manor Apartments

Deal # 2994

LNI Tracking # 2022-C-29

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>61.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>61.00</u>

Comments to the Developer:

Revitalization Area Resolution does not define area, -15 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Legacy on Main

Deal # 2985

LNI Tracking # 2022-C-35

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **80.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		63.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	17.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **135.60**



2022 Score Summary as of May 4, 2022

Deal Name: Legacy on Main

Deal # 2985

LNI Tracking # 2022-C-35

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	117.90
b. Cost per unit	Up to 100	56.48
Section Total:		<u>174.38</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>584.98</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Legacy on Main

Deal # 2985

LNI Tracking # 2022-C-35

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>63.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Lightfoot Apartments

Deal # 3046

LNI Tracking # 2022-C-85

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	2.13
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **52.13**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		78.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	5.00
g. Developments with less than 100 low income units	Up to 20	16.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **139.00**



2022 Score Summary as of May 4, 2022

Deal Name: Lightfoot Apartments

Deal # 3046

LNI Tracking # 2022-C-85

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	174.67
b. Cost per unit	Up to 100	45.68
Section Total:		<u>220.35</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>606.48</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Lightfoot Apartments

Deal # 3046

LNI Tracking # 2022-C-85

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>78.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>78.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Main Street Villas

Deal # 3003

LNI Tracking # 2022-C-19

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **75.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		61.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **121.00**



2022 Score Summary as of May 5, 2022

Deal Name: Main Street Villas

Deal # 3003

LNI Tracking # 2022-C-19

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	149.53
b. Cost per unit	Up to 100	0.04
Section Total:		<u>149.57</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>485.57</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Main Street Villas

Deal # 3003

LNI Tracking # 2022-C-19

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	30.00%	32.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>58.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>3.00</u>
	Total Amenities:	<u>61.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: **Marbella North Nine**

Deal # **2996**

LNI Tracking # **2022-C-49**

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00
Section Total:		<u>0.00</u>

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00
Section Total:		<u>15.00</u>

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>90.00</u>

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		73.81
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	20.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	1.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>170.41</u>



2022 Score Summary as of May 4, 2022

Deal Name: Marbella North Nine

Deal # 2996

LNI Tracking # 2022-C-49

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	143.57
b. Cost per unit	Up to 100	89.22
Section Total:		<u>232.79</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>95.00</u>
Total Score:		<u>728.20</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Marbella North Nine

Deal # 2996

LNI Tracking # 2022-C-49

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	65.47%	33.81
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>73.81</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>73.81</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace

Deal # 3037

LNI Tracking # 2022-C-55

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.09
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	24.88
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **88.97**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	7.20
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **162.20**



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace

Deal # 3037

LNI Tracking # 2022-C-55

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	119.00
b. Cost per unit	Up to 100	83.66
Section Total:		<u>202.66</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
Total Score:		<u>668.83</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace

Deal # 3037

LNI Tracking # 2022-C-55

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>80.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>80.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace II

Deal # 3038

LNI Tracking # 2022-C-56

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.06
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **64.06**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **175.00**



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace II

Deal # 3038

LNI Tracking # 2022-C-56

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	100.00
b. Cost per unit	Up to 100	77.24
Section Total:		<u>177.24</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>631.30</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Middlebrook Trace II

Deal # 3038

LNI Tracking # 2022-C-56

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>80.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>80.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Northwood Village Apartments

Deal # 2989

LNI Tracking # 2022-C-48

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **35.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		44.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	0.00
g. Developments with less than 100 low income units	Up to 20	11.20
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **115.20**



2022 Score Summary as of May 4, 2022

Deal Name: Northwood Village Apartments

Deal # 2989

LNI Tracking # 2022-C-48

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	125.33
b. Cost per unit	Up to 100	100.00
Section Total:		<u>225.33</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>55.00</u>
Total Score:		<u>525.53</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Northwood Village Apartments

Deal # 2989

LNI Tracking # 2022-C-48

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>44.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>44.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Orcutt Townhomes 1

Deal # 3004

LNI Tracking # 2022-C-21

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **55.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		55.04
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	0.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	2.25
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **137.29**



2022 Score Summary as of May 5, 2022

Deal Name: Orcutt Townhomes 1

Deal # 3004

LNI Tracking # 2022-C-21

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	177.77
b. Cost per unit	Up to 100	64.34
Section Total:		<u>242.11</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>75.00</u>
400 Point Threshold - All 9% Tax Credits		<u>604.40</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Orcutt Townhomes 1

Deal # 3004

LNI Tracking # 2022-C-21

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	25.09%	30.04
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	3.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>55.04</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>55.04</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Parkside Apartments

Deal # 2995

LNI Tracking # 2023-ASH-01

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	12.41
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **67.41**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		57.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	10.14
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **157.14**



2022 Score Summary as of May 5, 2022

Deal Name: Parkside Apartments

Deal # 2995

LNI Tracking # 2023-ASH-01

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	14.19
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>89.19</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	10.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>10.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	139.17
b. Cost per unit	Up to 100	90.00
Section Total:		<u>229.17</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>632.91</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Parkside Apartments

Deal # 2995

LNI Tracking # 2023-ASH-01

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	30.00%	32.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>57.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>57.00</u>

Comments to the Developer:

Removed PATH funds from subsidized funding because these funds were used for voucher points; removed PDC funds from subsidized funding because Virginia Housing funds don't count (-14.73 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Peery Drive

Deal # 2988

LNI Tracking # 2022-C-93

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	7.56
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 42.56

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		63.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	6.27
g. Developments with less than 100 low income units	Up to 20	18.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: 127.27



2022 Score Summary as of May 4, 2022

Deal Name: Peery Drive

Deal # 2988

LNI Tracking # 2022-C-93

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	49.09
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>89.09</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	116.83
b. Cost per unit	Up to 100	34.08
Section Total:		<u>150.91</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>499.83</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Peery Drive

Deal # 2988

LNI Tracking # 2022-C-93

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>63.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Rivermont School Apartments

Deal # 3031

LNI Tracking # 2022-C-78

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.49
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	8.63
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **28.12**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		64.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	5.00

Section Total: **174.00**



2022 Score Summary as of May 4, 2022

Deal Name: Rivermont School Apartments

Deal # 3031

LNI Tracking # 2022-C-78

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	66.83
b. Cost per unit	Up to 100	46.62
Section Total:		<u>113.45</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>510.57</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Rivermont School Apartments

Deal # 3031

LNI Tracking # 2022-C-78

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	3.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>64.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>64.00</u>

Comments to the Developer:

Scrivener Correction to Historic Basis Reduction, -0.75 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Saint Elizabeth Apartments

Deal # 3014

LNI Tracking # 2023-ASH-06

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.75
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	18.21
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	20.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **71.96**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		78.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	5.89
g. Developments with less than 100 low income units	Up to 20	17.60
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **171.49**



2022 Score Summary as of May 5, 2022

Deal Name: Saint Elizabeth Apartments

Deal # 3014

LNI Tracking # 2023-ASH-06

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	15.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>20.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	133.10
b. Cost per unit	Up to 100	100.00
Section Total:		<u>233.10</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>661.55</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Saint Elizabeth Apartments

Deal # 3014

LNI Tracking # 2023-ASH-06

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>78.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>78.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Seeland Valley Apartments

Deal # 3034

LNI Tracking # 2022-C-76

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.42
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **10.42**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	19.20
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **172.20**



2022 Score Summary as of May 5, 2022

Deal Name: Seeland Valley Apartments

Deal # 3034

LNI Tracking # 2022-C-76

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	39.57
b. Cost per unit	Up to 100	39.90
Section Total:		<u>79.47</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>422.09</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Seeland Valley Apartments

Deal # 3034

LNI Tracking # 2022-C-76

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>63.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	Section Total:	<u>5.00</u>
	Total Amenities:	<u>68.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: **Simms Pointe**

Deal # **3020**

LNI Tracking # **2022-C-83**

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **64.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	40.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **175.00**



2022 Score Summary as of May 4, 2022

Deal Name: Simms Pointe

Deal # 3020

LNI Tracking # 2022-C-83

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	54.13
b. Cost per unit	Up to 100	47.74
Section Total:		<u>101.87</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
Total Score:		<u>550.87</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Simms Pointe

Deal # 3020

LNI Tracking # 2022-C-83

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>80.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>80.00</u>

Comments to the Developer:

App & Plans do not include the minimum five 504 units per selection, only four shown; -10 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Sixth Street Phase One

Deal # 2993

LNI Tracking # 2022-C-17

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.34
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **77.34**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	2.55
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **164.55**



2022 Score Summary as of May 5, 2022

Deal Name: Sixth Street Phase One

Deal # 2993

LNI Tracking # 2022-C-17

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	191.93
b. Cost per unit	Up to 100	7.80
Section Total:		<u>199.73</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>75.00</u>
Total Score:		<u>621.62</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Sixth Street Phase One

Deal # 2993

LNI Tracking # 2022-C-17

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	60.00%	36.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	YES	10.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>72.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: **Smith Ridge Commons**

Deal # **3012**

LNI Tracking # **2022-C-38**

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.44
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **44.44**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		83.68
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	5.00
g. Developments with less than 100 low income units	Up to 20	11.20
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **169.88**



2022 Score Summary as of May 4, 2022

Deal Name: Smith Ridge Commons

Deal # 3012

LNI Tracking # 2022-C-38

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	111.80
b. Cost per unit	Up to 100	49.44
Section Total:		<u>161.24</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>55.00</u>
400 Point Threshold - All 9% Tax Credits		<u>575.56</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Smith Ridge Commons

Deal # 3012

LNI Tracking # 2022-C-38

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.80%	39.68
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>83.68</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>83.68</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: South First Phase Two

Deal # 3035

LNI Tracking # 2022-C-42

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.43
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 62.43

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		64.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	2.12
g. Developments with less than 100 low income units	Up to 20	0.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: 136.12



2022 Score Summary as of May 5, 2022

Deal Name: South First Phase Two

Deal # 3035

LNI Tracking # 2022-C-42

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	190.70
b. Cost per unit	Up to 100	72.66
Section Total:		<u>263.36</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
400 Point Threshold - All 9% Tax Credits		<u>631.91</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: South First Phase Two

Deal # 3035

LNI Tracking # 2022-C-42

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	26.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>64.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>64.00</u>

Comments to the Developer:

ROFR did not include all mandatory notary stamps; points reduced to 35-year extended compliance (-10 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Spencer Pointe

Deal # 3021

LNI Tracking # 2022-C-84

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.20
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **44.20**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **185.00**



2022 Score Summary as of May 4, 2022

Deal Name: Spencer Pointe

Deal # 3021

LNI Tracking # 2022-C-84

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	71.90
b. Cost per unit	Up to 100	19.30
Section Total:		<u>91.20</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>535.40</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Spencer Pointe

Deal # 3021

LNI Tracking # 2022-C-84

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>80.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>80.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: The Rendezvous

Deal # 3036

LNI Tracking # 2022-C-47

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **35.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		57.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	1.64
g. Developments with less than 100 low income units	Up to 20	14.40
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **143.04**



2022 Score Summary as of May 5, 2022

Deal Name: The Rendezvous

Deal # 3036

LNI Tracking # 2022-C-47

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	0.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	176.63
b. Cost per unit	Up to 100	60.74
Section Total:		<u>237.37</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>585.41</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: The Rendezvous

Deal # 3036

LNI Tracking # 2022-C-47

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>57.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>57.00</u>

Comments to the Developer:

No subsidized funding documentation provided (-4.41 points)



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 5, 2022

Deal Name: Townhomes at Liberty Place

Deal # 2980

LNI Tracking # 2023-ASH-02

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.75
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	20.28
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 59.03

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		49.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	3.75
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: 142.75



2022 Score Summary as of May 5, 2022

Deal Name: Townhomes at Liberty Place

Deal # 2980

LNI Tracking # 2023-ASH-02

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	10.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>15.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	154.60
b. Cost per unit	Up to 100	82.80
Section Total:		<u>237.40</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
Total Score:		<u>624.18</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 5, 2022

Deal Name: Townhomes at Liberty Place

Deal # 2980

LNI Tracking # 2023-ASH-02

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	40.00%	36.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>49.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>49.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 5, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Tranquility at the Lakes II

Deal # 3016

LNI Tracking # 2022-C-39

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.37
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	23.56
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	20.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **80.93**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		89.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	15.00
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **194.00**



2022 Score Summary as of May 4, 2022

Deal Name: Tranquility at the Lakes II

Deal # 3016

LNI Tracking # 2022-C-39

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	181.87
b. Cost per unit	Up to 100	28.30
Section Total:		<u>210.17</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>655.10</u>
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Tranquility at the Lakes II

Deal # 3016

LNI Tracking # 2022-C-39

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>84.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
Section Total:		<u>5.00</u>
Total Amenities:		<u>89.00</u>

Comments to the Developer:

Nonprofit CEO does not qualify for 25% ownership as Socially Disadvantaged Principal; -5 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Whites Mill Point II Apartments

Deal # 3049

LNI Tracking # 2022-C-88

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.22
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **39.22**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		39.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	2.34
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **131.34**



2022 Score Summary as of May 4, 2022

Deal Name: Whites Mill Point II Apartments

Deal # 3049

LNI Tracking # 2022-C-88

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>75.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	157.13
b. Cost per unit	Up to 100	72.70
Section Total:		<u>229.83</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>580.39</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Whites Mill Point II Apartments

Deal # 3049

LNI Tracking # 2022-C-88

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	100.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>39.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>39.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Windsor Court II Apartments

Deal # 2997

LNI Tracking # 2022-C-30

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 65.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		61.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	0.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	3.13
g. Developments with less than 100 low income units	Up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: 144.13



2022 Score Summary as of May 4, 2022

Deal Name: Windsor Court II Apartments

Deal # 2997

LNI Tracking # 2022-C-30

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>30.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	79.40
b. Cost per unit	Up to 100	89.74
Section Total:		<u>169.14</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>533.27</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Windsor Court II Apartments

Deal # 2997

LNI Tracking # 2022-C-30

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>61.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>61.00</u>

Comments to the Developer:

Revitalization Area Resolution documentation is not valid, nor does it define area, -15 points; Project based RD subsidy is an existing contract being renewed, does not count as "new", -10 points



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank



2022 Score Summary as of May 4, 2022

Deal Name: Woods at Yorktown NC

Deal # 2979

LNI Tracking # 2022-C-37

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if applicable)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development (no points offered in Cycle 2022)	0 points	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	6.18
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **40.18**

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements		63.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
e. Development will be Green Certified	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards	Up to 15	5.00
g. Developments with less than 100 low income units	Up to 20	16.00
h. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00

Section Total: **154.00**



2022 Score Summary as of May 4, 2022

Deal Name: Woods at Yorktown NC

Deal # 2979

LNI Tracking # 2022-C-37

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents and income at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - (Subdivision 5a - options a, b or c)	0, 10 or 25	25.00
b. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
c. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
h. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
k. Management company rated unsatisfactory	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	142.70
b. Cost per unit	Up to 100	74.82
Section Total:		<u>217.52</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>591.70</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2022 Score Summary as of May 4, 2022

Deal Name: Woods at Yorktown NC

Deal # 2979

LNI Tracking # 2022-C-37

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. Free WiFi Access in community room	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Left intentionally blank	N/A	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>63.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>63.00</u>

Comments to the Developer:



**2022 Score Summary
as of May 4, 2022**

This page is intentionally left blank