

APPENDIX A-SELECTION CRITERIA AND EVIDENTIARY MATERIALS

I. TARGETED PROJECT TYPE (Maximum of 16 points allowed)		
A.	De-Concentration Projects (Only 1 selection allowed, maximum of 5 points allowed for I.A.)	
	<p>Maximum one selection from A(i), Project Diversity</p> <p>(i) <u>Project Diversity:</u> Percentage of Low Income Units at or below 60% AMI in Project does not exceed: *Project Diversity points requires market rate units without income restrictions.</p> <p>(a) 60% of the Total Project units 3 ___ (b) 50% of the Total Project units 4 ___ (c) 40% of the Total Project units 5 ___</p>	
	<p>Maximum one selection from A(ii), Geographic Diversity</p> <p>(ii) <u>Geographic Diversity:</u> Project is located in a census tract in which the median household income exceeds one of the following:</p> <p>(a) 110% of the Area Median Income for the MSA 4 ___ (b) 120% and above of the Area Median Income for the MSA 5 ___</p> <p><i>*A minimum of 70% of the units in a scattered site project must be located in the census tract of the selected median income. Parish list located on LHC website: LINK TBD</i></p>	
B.	Community Redevelopment (select one, maximum 3 points allowed)	
	<p>(i) *Redevelopment Project</p> <p>a. Distressed Property: ___ b. Redevelopment Property: ___ c. Owner Occupied Property with Development Plan of Action: ___</p> <p>(ii) *New Construction Project included in a Concerted Community Revitalization Plan 3 ___</p> <p><i>* Documentation must be submitted with the application evidencing that the project meets the requirements of a Redevelopment Project as defined by the QAP. Any project receiving points in this category must be located in a qualified census tract and must be located in an area that is a part of a Concerted Community Revitalization Plan.</i></p>	
C.	Rehabilitation & Preservation (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant	
	<p>Applicants cannot receive points for both New Construction and Rehab/Preservation</p> <p>(i) <u>Project Type -</u> (select one of (a) - (f) and select (ii) if applicable)</p> <p>(a) Existing LIHTC 7 ___ (b) Existing USDA, or other Federally Funded Project 7 ___ (c) Existing non-historic Residential Building 7 ___ (d) Blighted housing remediation and/or replacement 7 ___ (e) Rehab Infill/ Scattered Site (not eligible for points for community facility) 7 ___ (f) Preservation of Residential Historic Property 3 ___</p> <p>(ii) <u>Tenant Assistance</u> Project is an existing Federally Funded Project with HAP Contracts, or USDA/RD with PBRA (not eligible for points for increased affordability) 1 ___</p>	
D.	New Construction (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant	
	<p>Applicants cannot receive points for both New Construction and Rehab/Preservation</p> <p>(i) <u>Project Type</u> (select (i)(a) and select (b) if applicable)</p> <p>(a) New Construction - Single Family, Multifamily or Duplexes 7 ___ (b) Homeownership Project * (not eligible for points for community facility) 1 ___</p> <p>(ii) <u>Infill Project</u> (select (ii) - and select (i)(b) if applicable) New Construction Infill/ Scattered Site Single Family or Duplexes (not eligible for points for community facility) 7 ___</p> <p><i>* Owner must agree to sell units at minimum purchase price by not later than the 16th year of Compliance period. The award is subject to a transactional structure acceptable to the Corporation according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership. Homeownership Projects are not eligible for points for community facility)</i></p>	
II. TARGETED POPULATION TYPE (only one selection from either (i) or (ii) - Maximum 6 points)		
A.	Special Needs Households*	
	<p>(i) Population Served (Check one or more of (a), (b), (c) or (d) and <u>one</u> of (i), (ii) or (iii))</p> <p>(a) Homeless Households ___ (b) Disabled Households ___ (c) Single Parent Households ___ (d) Veterans ___</p> <p>(i) Thirty Percent serve such households 6 ___ or (ii) Twenty Percent serve such households 5 ___ or (iii) Ten Percent serve such households 4 ___</p>	
	<p>(ii) Elderly Households - 100% of the project units are designated for Elderly Households 6 ___</p> <p><i>*Does not apply to Permanent Supportive Housing. To earn points for this category project must provide supportive services. Application must include the following: (1) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions). (2) Cost per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost. (3) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households.</i></p>	

III. PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES (Select All That Apply - Maximum of 28 points)	
<p>A. Extended Affordability Agreement* (Only one selection allowed)</p> <p>Project will execute agreement in which Owner irrevocably waives its rights to Qualified Contract under the provisions of I.R.C. §42(h)(6)(E) and (F) until after the</p> <p>(i) 35th year (ii) 40th year (iii) 45th year</p> <p>* Lease to own projects ineligible; not eligible if executing Corporation's Option to Purchase and Right of First Refusal Agreement.</p>	<p>5 ___ 6 ___ 7 ___</p>
<p>B. Increased Unit Affordability (Maximum one selection allowed from B(i) and Maximum one selection allowed from B(ii))</p> <p>(i) <u>Extremely Low Income Targeting *</u> (a) At least 5% but less than 10% of units serve households (other than PSH) with incomes at or below 30% AMI* (b) At least 5% and less than 10% of units serve PSH households with incomes at or below 20% AMI</p> <p>*Points only allowed for additional units set aside above the required 5% of units at or below 30% AMI. Not Applicable to Projects with HAP Contracts or USDA/RD with PBRA.</p>	<p>4 ___ 3 ___</p>
<p>(ii) <u>Very Low Income Targeting**</u> (a) 20 percent of the units (other than PSH) between 31-50% AMI (b) 25 percent of the units (other than PSH) between 31%-50% AMI (c) 35 percent of the units (other than PSH) between 31%-50% AMI</p> <p>** To qualify for points in this section, units must be reflected on the rental income page of the application. Project must evidence ability to maintain 30% AMI units via rental income, grants or subsidies throughout the projects affordability period. Only one-and two-bedroom units will qualify as PSH units. To qualify for PSH points (ii) applicant must submit letter of PSH Support from the Executive Director of the Louisiana Housing Authority. The letter of support must be requested no later than 14 days prior to the application due date.</p>	<p>3 ___ 4 ___ 5 ___</p>
<p>C. Governmental Priorities. Select all that apply. (Maximum 8 points)</p> <p>Census Tract Number: _____ Parish Location: _____</p> <p>(i) Project Located in a Difficult Development Area (DDA), or (ii) Project Located in targeted Census Tract identified by the local governmental unit for revitalization. All of the following requirements must be met: Local plan that targets a specific census tract in an urban area Commitment of federal or state resources to provide non-housing infrastructure, amenities and services beyond LIHTC development.</p> <p>(iii) Project located in a parish where: (a) Percentage of Persons who are 65 and older exceeds 14% (b) Percentage of Persons who are disabled exceeds 15% (c) Percentage of renters experiencing cost burden exceeds 53% (d) Percentage of persons who are children under 5 in poverty exceeds 32%, (e) Percentage of persons in poverty exceeds 20% (f) Median Household Income is at or below \$46,000</p>	<p>1 ___ 2 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___</p>
<p>D. Additional Financial Support* (only one selection allowed)</p> <p>Additional Financial support reduces project development costs by providing Philanthropic donations not affiliated with any members of the development team, CDBG or HOME funds not provided by LHC, other governmental assistance/funding in the form of loan, grants, rental assistance or a combination of these forms by:</p> <ul style="list-style-type: none"> · Waiving water and sewer tap fees; · Waiving building permit fees; · Foregoing real property taxes during construction; · Contributing land for project development; · Providing below market rate construction and/or permanent financing; · Providing an abatement of real estate taxes; PHA contributions or other governmental contributions; <p>(i) 7% or more of total project development costs (ii) Greater than or equal to 4% but less than 7% of total project development cost (iii) 2% but less than 4% of total project development cost</p> <p>* The below referenced Funds must be actual "awarded funds" as evidenced by a signed commitment obligating the funds to the project. Support documentation from the entity and calculations supporting the selection must be included in the application submission.</p>	<p>4 ___ 3 ___ 2 ___</p>
IV. LOCATION CHARACTERISTICS	
<p>A. Neighborhood Features</p> <p>Points in this section are capped by the applicant's selection and verified through the commissioned market study. Applicants must include in their submissions the name, address, and map location each item where points are claimed under this section. Applicants who propose developments in proximity to negative neighborhood characteristics as defined within the QAP, can submit a justification along with their application. Justifications must include proof that the intended development is in an economically diverse neighborhood, not census tract.</p>	
<p>(i) Points Gained*: (Maximum of 5 points allowed)</p> <p>Points will be awarded for the following services located within the specified distance of the site. Applicant should ensure that the service is suitable for the targeted population. Points will only be awarded for the services listed below. For Urban Projects - One (1) point will be awarded for the services listed that are within a 1 mile radius of the project and One Half (0.5) point will be awarded for any service listed that is located over 1 mile but is within a 2 mile radius of the development. For Rural Projects - 1 point will be awarded for the services listed that are within a 5 mile radius of the project only, NO points will be awarded for the services listed that are over 5 miles. The addresses for each selection must be included in the application submission. Only 1 point per service type allowed.</p> <p>Evidence may be submitted but points will be assigned by the Market Analyst.</p> <p>Grocery Store _____ 1 ___ Fresh produce market and/or fruit stand (must be located in a fixed structure) _____ 1 ___ Public Library _____ 1 ___ Hospital/Doctor Office or Clinic _____ 1 ___</p>	<p>1 ___ 1 ___ 1 ___ 1 ___</p>

Bank/Credit Union (must have live tellers)	___	1 ___
Elementary, Secondary or Post Secondary School	___	1 ___
4-Year College, University, Vocational, Technical & Community College	___	1 ___
Pharmacy/Drug Store (not including pharmacies within hospitals)	___	1 ___
Public Transportation (shuttle services excluded)	___	1 ___
Louisiana Licensed (current) Adult/Child Day Care/After School Care	___	1 ___
Recreational facility, youth center, senior center or club comparable community center—	___	1 ___
Public Park	___	1 ___
Entertainment Facility (movie theater, bowling alley, trampoline park, laser tag, etc.)—	___	1 ___
Cultural and Educational Facilities (i.e. museums, etc.)—	___	1 ___
Police or Fire Station	___	1 ___
Laundry or Dry Cleaner	___	1 ___
Gym or Health club	___	1 ___
V. PROJECT CHARACTERISTICS - Select and provide support documentation on all that apply		
A. Community Facilities (Community facilities must be consistent with the definition contained in QAP.) Homeownership and Scattered site projects on a Non-Contiguous site are not eligible to receive points for community facilities.		2 ___
B. Optional Amenities Provide architecture certification for the selected amenities. (i) Washers and dryers are installed and maintained in each unit - Rehab-Only (ii) Dishwashers maintained in each unit (iii) Ceiling fans in living room and all bedrooms (iv) Smart thermostat installed in each unit (*must also provide development Wi-Fi) (v) Green Building or Universal Design (*Applicant must select one or the other and provide documentation in the application submission)		1 ___ 1 ___ 1 ___ 1 ___ 2 ___
C. Project Amenities (Maximum 3 pts allowed) *All amenities must be located on the project site and must be new or an improvement. Playground Basketball Court Computer Center one computer for every 10 units in the project Exercise Room (must have equipment) Picnic Area with Permanent Grill Paved walking Trail (minimum ¼ mile) Off Street Parking Community Garden* Patio or Balcony** Development Wi-Fi Tennis Court Courtyard with Seating Dog Park or Designated Pet Area Accessible Community Space (separate from exercise room and community facility) *In order to receive points, the Community Garden must have a minimum planting area of at least 400 square feet, a water source surrounded on all sides with a fence that will be accessible to the tenants. Must include a description of how staff and/or volunteers will engage residents, build skills and ensure that the basic organization and management of the garden is maintained. ** In order to receive points, all units must have either a patio or balcony		1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___
D. Additional Accessible Units (one selection allowed) Accessible Units in excess of Section 504 of II C Accessible Project Rehabilitation Act of 1973. Section 504 applies to all Projects, i.e.,5% of units must be accessible for people with mobility impairments and 2% for people with hearing or vision impairments. (i) Number of Units: _____ = more than 15% of the total units but less than or equal to 20% of the total units (ii) Number of Units: _____ = more than 20% of the total units * Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit.		2 ___ 3 ___
E. Onsite Security* Maximum 1 point allowed) Security Cameras Security gate On site security guard * Twenty-four (24) hour on-site security through the use of cameras, security gate, or on-site personnel in an official capacity as a professional security guard. Costs for on-site security must be evidenced as an expense item on the projects operating pro-forma. Security personnel may be uniformed or non-uniformed. If security cameras are provided (1) cameras must be dispersed throughout the development so as to provide maximum security coverage and a diagram of the proposed location of cameras must be included in the application to receive points, (2) At least one camera per every 20 units is required to receive points in this category; the number of cameras will be rounded up in making this determination, and (4) properties will be required to retain 30 days of continuous footage; enabling security footage of any given day to be available for up to a minimum of 30 days. Security Gates must provide full perimeter fencing with controlled gate access. The fencing and gate must be either wrought iron or wood, chain-link fencing is unacceptable.	___ ___ ___	1 ___
F. Project's TDC per unit is at least 15% below the maximum TDC/unit (one selection allowed) Calculations supporting the selection must be included in the application submission.— (i) 10% (ii) 15% (iii) 25% or more		2 ___ 3 ___ 4 ___
G. HUD DEFENSIBLE SPACE - New Construction Only Project Incorporates HUD Defensible Space		2 ___