* 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. C. Rehabilitation & Preservation (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant Applicants cannot receive points for both New Construction and Rehab/Preservation (i) Project Type. (select one of (a) - (f) and select (ii) if applicable) (a) Existing LIHTC (b) Existing USDA, or other Federally Funded Project (c) Existing non-historic Residential Building (d) Blighted housing remediation and/or replacement (e) Rehab Infill Seatured Site (not eligible for points for community facility) (i) Preservation of Residential Historic Property (ii) Tenual Assistance. Project is an existing Federally Funded Project with HAP Contracts, or USDA/RD with PBRA (not eligible for points for increased affordability) D. New Construction (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant Applicants cannot receive points for both New Construction and Rehab/Preservation (i) Project Type (select (ii) and select (iii) if applicable). (a) New Construction -Single Family, Multifamily of Duplexes (b) Homeownership Project * (not eligible for points for community facility) (ii) Infill Project Gelect (ii) - and select (jib) if applicable - New Construction Infill/ Scattered Site Single Family or Duplexes (not eligible for points for community facility) * 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 this protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership. H		APPENDIX A-SELECTION CRITERIA AND EVIDENTIARY MATERIALS	
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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) A. Special Needs Households (i) Population Served (Check one or more of (a), (b, (c) or (d) and one of (i), (ii) or (iii)) (a) Homeless Households (b) Disabled Households (c) Single Parent Households (d) Veterans (i) Thirty Percent serve such households or (ii) Twenty Percent serve such households or (iii) Ten Percent serve such households (iii) Elderly Households - 100% of the project units are designated for Elderly Households *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 anamount of Supportive Services per Special Needs Household (See Supportive Services Definitions). (2) Cost per anamount of Supportive Services per Special Needs Household (See Supportive Services Definitions). (2) Cost per anamount of Supportive Services per Special Needs Household (See Supportive Services Definitions). (2) Cost per anamount of Supportive Services per Special Needs Household (See Supportive Services Definitions). (2) Cost per anamount of Supportive Services per Special Needs Household (See Supportive Services Definitions). (2) Cost per anamount of Supportive Services per Special Needs Household (See Supportive Services Wilbout cost. (3) Esperience of Taxpayer/Owner in developing Projects servicing		(ii) Infill Project (select (ii) - and select (i)(b) if applicable)	
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			1
			1

III. <u>PRIC</u>	ORITY D	EVELOP	MENT AREAS AND OTHER PREFERENCES (Select All That Apply - Maximum of 28 points)	
	A.	Extende	d Affordability Agreement* (Only one selection allowed)	
			ill execute agreement in which Owner irrevocably waives its rights to Qualified Contract under	
		the provi	sions of I.R.C. §42(h)(6)(E) and (F) until after the	
		(i) (ii)	35 th year 40 th year	5 6
		(iii)	45 th year	7
	* Lease to	o own proje	cts ineligible; not eligible if executing Corporation's Option to Purchase and Right of First Refusal Agreement.	
	B.	Increase	d Unit Affordability (Maximum one selection allowed from B(i) and Maximum one selection allowed from B(ii)	
		(i)	Extremely Low Income Targeting *	
			 (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 	⁴
	*Points o	nly 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.	
		(ii)	Very Low Income Targeting** (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	3 4 5
	grants or	subsidies th	nts 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, aroughout 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 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.	
	C.	Governn	nental Priorities. Select all that apply.(Maximum 8 points)	
			Census Tract Number: Parish Location:	
		(i) (ii)	Project Located in a Difficult Development Area (DDA), or Project Located in targeted Census Tract identified by by the local governmental unit for revitalization.	1
		(11)	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.	
		(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%	1 1
			 (c) Percentage of renters experiencing cost burden exceeds 53% (d) Percentage of persons who are children under 5 in poverty exceeds 32%, 	1 1
			(e) Percentage of persons in poverty exceeds 20% (f) Median Household Income is at or below \$46,000	1
	ъ	4.1.00		1
	D.		al Financial Support* (only one selection allowed)	
			support reduces project development costs by providing Philanthropic donations not affiliated with any members of the development ME funds not provided by LHC, other governmental assistance/funding in the form of loan, grants, rental assistance or a combination of	
	of these f	orms by:		
			ving water and sewer tap fees; ving building permit fees;	
		· Fore	egoing real property taxes during construction;	
		Prov	tributing land for project development; viding below market rate construction and/or permanent financing;	
			riding an abatement of real estate taxes; PHA contributions or other governmental contributions;	
		(ii) Gre	6 or more of total project development costs atter than or equal to 4% but less than 7% of total project development cost ,but less than 4% of total project development cost	3
		ow reference	red Funds must be actual "awarded funds" as evidenced by a signed commitment obligating the funds to the project. Support documentation from the entity and	2
		**	ng the selection must be included in the application submission.	
IV. <u>LOC</u>	ATION (CHARAC	TERISTICS_	
	A.	Neighbo	rhood Features	
	location e	ach item w	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 here points are claimed under this section. Applicants who propose developments in proximity to negative neighborhood characteristics as defined within the QAP, can along with their application. Justifications must include proof that the intended development is in an economically diverse neighborhood, not census tract,	
	(i) Point	's Gained*	: (Maximum of 5 points allowed)	
	only be a point will listed tha	warded for be awarded t are withi	ed 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 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) d 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 a s 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 ission. Only 1 point per service type allowed.	
	Evidence	may be sub	omitted but points will be assigned by the Market Analyst.	
		Grocery Fresh pro	Store Store	1
		Public L		1
		1105pital/		•

	Bank/Credit Union (must have live tellers)	1
	Elementary, Secondary or Post Secondary School	1
	4-Year College, University, Vocational, Technical & Community College Pharmacy/Drug Store (not including pharmacies within hospitals)	1
	riai macy)Dig Store (no including piantiacus within hospitals) ———————————————————————————————————	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	+
	Gym or Health club	+
OJECT CI	IARACTERISTICS - Select and provide support documentation on all that apply	
Α.	Community Facilities	
Α.	(Community facilities must be consistent with the definition contained in OAP.)	
	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	1
	(ii) Dishwashers maintained in each unit	1
	(iii) Ceiling fans in living room and all bedrooms	1
	(iv) Smart thermostat installed in each unit (*must also provide development Wi-Fi)	1
	(v) Green Building or Universal Design (*Applicant must select one or the other and provide documentation in the application submission)	2
C.	Project Amenities (Maximum 3 pts allowed)	
	*All amenities must be located on the project site and must be new or an improvement.	1
	Playground Reviewhell Court	1
	Basketball Court	i
	Computer Center one computer for every 10 units in the project	·
	Exercise Room (must have equipment)	I
	Picnic Area with Permanent Grill	1
	Paved walking Trail (minimum ¼ mile)	1
	Off Street Parking	1
	Community Garden*	1
	Patio or Balcony**	\
	Development Wi-Fi	1
	Tennis Court	1
	Courtyard with Seating	1
	Dog Park or Designated Pet Area	1
		1
	Accessible Community Space (separate from exercise room and community facility)	1
	*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	
	in order to receive points, an units mare drifter a patto of various	
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	2
	but less than or equal to 20% of the total units	
	(ii) Number of Units: = more than 20% of the total units	3
	* Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit.	
E.	Onsite Security* Maximum 1 point allowed)	
		1
	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.	
E	Project's TDC per unit is at least 15% below the maximum TDC/unit (one selection allowed)	
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.	
	(1) 10%	2
	(ii) 15%	3
	(ii) 25% or more	4
G	HUD DEFENSIBLE SPACE - New Construction Only	
G.	HUD DEFENSIBLE SPACE - New Construction Only Project Incorporates HUD Defensible Space	2