DRAFT Appendix II
Competitive Scoring Criteria

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Appendix II
Competitive Scoring Criteria

Documents: *Minimum* document requirements are listed after each point category. However, Applicants are required to submit all documents at Application Submission that are necessary for DCA to determine that the Application meets the criteria for points regardless of whether they are listed in the minimum document requirements. No additional documentation or explanations can be provided after Application Submission.

Applicants must use each comment section in the scoring workbook to fully explain the basis for points claimed in each category.

I. APPLICATION COMPLETENESS — 10 Points

Each Application will be awarded an initial score of **ten (10) points** in this category. Point deductions to that score will be made for Application errors that do not result in a Threshold Failure.

A. *Missing/Incomplete Documents/Organization*

One (1) point will be deducted for each of the following:
1. Each missing or incomplete document.
2. Inconsistencies between the Application hard copy and the Application electronic file.
3. Submitted documents that are not accurate, legible or are incomplete.
4. Applications that are not organized as set out in the Tab checklist and the Application instructions.
5. Scoring Workbooks that do not have an explanation of points claimed in each comment section for which points are claimed.

B. *Financial and Other Adjustments*

DCA may correct minor errors in the Application or make minor adjustments (financial or otherwise) to the Application during review. The first adjustment will not result in a point deduction. **One (1) point** will be deducted for Applications requiring 2-4 adjustments. Each additional adjustment will result in a one (1) point deduction.

Points will be deducted for financial and other adjustments as follows:

1*. Financial Adjustments made during Threshold Feasibility review*.
Examples of financial adjustments include, but are not limited to:
a) Incorrectly calculating developer fee
b) Additions to line item development costs
c) Application errors that result in a change in the allowable tax credits

d) Failure to include DCA required reserves in the pro forma
e) Incorrectly calculating rents and/or utility allowances

2. ***Documents that are submitted with the Application but are not accurately reflected in the structure of the project as submitted in the Application.***

II. DEEPER TARGETING/RENT/INCOME RESTRICTIONS **Maximum 3 Points**

Applicants may claim points under A. or B. but not both.

A. *Deeper Targeting through Rent Restrictions* **~~3~~2 Points**

~~Applications that agree to set gross rents and income limits for at least 15% of the total residential units at or below 30% of 50% AMI shall be awarded **three (3) points** in this category. In order to qualify for these points, tenants must meet the required income restrictions for the property and the tenant portion of the rent must not exceed the 50% rent restriction.~~

Owners will be required to execute restrictive covenants stipulating the number of very low rent-restricted units to be rented to very-low income households for the term of the Compliance Period.

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

1. Applications that agree to set gross rents and income limits for at least 15% of the total residential units at or below 30% of 50% AMI shall be awarded **one (1) point** in this category. In order to qualify for these points, tenants must meet the required income restrictions for the property and the tenant portion of the rent must not exceed the 50% rent restriction.

1 Point

OR

~~**or**~~

Applications that agree to set gross rents and income limits for at least 20% of the total residential units at or below 30% of 50% AMI shall be awarded **two (2) points** in this category. In order to qualify for these points, tenants must meet the required income restrictions for the property and the tenant portion of the rent must not exceed the 50% rent restriction.

2 Points

B. *Deeper Targeting through new PBRA contracts* **3 Points**

Applications that have an award of new government-funded project based rental assistance for at least 15% of total residential units for a minimum of ten (10) years —shall be awarded three points in this category. Projects selected to participate in the HUD Rental Assistance

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Demonstration or similar other HUD-approved conversion programs may be eligible for these points if above criteria are met.

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units)**.**

Documentation*:*

- Commitment for PBRA executed by authorized regulatory agency.

III. *DESIRABLE* ACTIVITIES/UNDESIRABLE Maximum ~~12~~13 Points

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A. *Desirable Activities*

Points will be awarded for each desirable activity/characteristic category that is near a proposed site. Desirable characteristics that are under construction may be eligible for points if the construction site is clearly active and the new structures are above ground at the time of Application Submission. Applicants will be limited to receiving a maximum of ~~12~~13 points. However, there is no limit on the number of desirable categories Applicants may submit for DCA's review. For Scattered Site Projects, the Applicant must measure the distances from the approximate center of the ½ mile radius in which the non-contiguous parcels are located.

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In order to be eligible for desirable points, the following criteria must be met:

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1. Only activities and/or characteristics which are located within a 2.0 mile walking/-driving distance from the proposed site will be considered. DCA will define all measurements by measuring the distance from a site entrance to the listed amenity by sidewalks or established pedestrian walkways. The entrance point and measured route must allow tenants the ability to walk from their unit to the stop without fences or geographic barriers obstructing the path.
2. Each desirable category may only be counted once.
3. Each building/entity will be assigned to only one desirable category.
4. Desirable activities/characteristics are eligible for points according to the following scale:

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a) National big box general merchandise store, typically with a minimum of 50,000 square feet of floor space (e.g., Wal-Mart, Target, Costco, BJ's, Sam's Club) 2 pts
b) Hospital (not outpatient centers or emergency care facilities) 2 pts
c) Traditional town square which includes an operational anchor institution (e.g. county courthouse, city hall) and which serves as a hub for both commercial activity and community events 2 pts
d) Grocery stores ~~(~~with meat, dairy, and produce (high end specialty stores and convenience stores not eligible) 2 pts
e) Elementary, middle, or high school 1 pt
f) Public ~~Park~~park/Public community garden 1 pt
g) Public library 1 pt
h) Fire Station or Police Station 1 pt

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i) Retail/ Clothing/ Department store 1 pt
j) Restaurants 1 pt
k) Federally insured banking institutions (ATMs are not eligible for points in this category) 1 pt
l) Post Office 1 pt
m) Medical facility (i.e. clinic, physician/dental office) 1 pt
n) Pharmacy 1 pt
o) Church 1 pt
p) Day care services (must be licensed) 1 pt
q) Community or Recreational Center (i.e. YMCA, Boys & Girls Club, Senior Community or Multipurpose Facility) 1 pt

5. ~~Desirable characteristics that are under construction may be eligible for points if the construction site is clearly active and the new structures are above ground at the time of Application Submission.~~ **Bonus Point**. Applicants that can show at least three of the desirable activities/characteristics listed in paragraph 4 above are within a 1.0 mile walking/driving distance of the proposed site will be given one additional bonus point. 1 pt

B. *Undesirable/Inefficient Site Activities/Characteristics*

In determining whether an undesirable activity/characteristic is near a proposed site, the Application must consider any undesirable activity/characteristic that is located within the radius of one quarter (1/4) mile of the proposed site. One (1) point will be deducted from the maximum twelve (12) Desirable points per activity/characteristic.

For Scattered Site Projects, the Applicant must evaluate the ¼ mile radius from each non-contiguous parcel separately.

1. Undesirable/Inefficient Site Activities/Characteristics may include but are not limited to the following:

a) ~~a)~~ Inappropriate surrounding property uses (examples include but are not limited to junkyards, dumps, landfills, materials storage areas, commercial livestock operations, uses that generate odor, uses that generate excessive glare from lighting).
b) ~~b)~~ Potential or existing environmental hazards such as chemical or heavy manufacturing activities, industrial development, facilities listed in Federal or State hazardous inventory databases, gas stations with a history of leaking underground storage tanks, auto repair stations and dry cleaners with a history of contaminant releases.
c) ~~c)~~ Abandoned houses or buildings that are unoccupied, unsecured buildings that depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed sites (abandoned will be determined by the following factors: broken windows, doors, unsecured, lack of maintenance, and/or evidence of loitering; unsecured means open or broken windows and doors). Additionally, deteriorated housing or buildings

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where extensive defects are evident from the exterior of the building and depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed site.

d) ~~d)~~ Extensive mitigation ~~and~~can translate to a less efficient use of resources (examples include extensive noise mitigation costs, steep grade changes that require extensive grading and/or retaining walls, extensive floodplain or wetland areas that render the existing soils unsuitable for required bearing capacity, inefficient use of land/excessive site acreage in relation to the number of units constructed).

e) Projects that propose buildings within 200 meters (650) feet of a road with an Annual Average Daily Traffic that exceeds 25,000 motor vehicles per day. Parking and undeveloped areas of the property may fall within that buffer.

f) Schools for which the property is in the attendance zone has a failing CCRPI score. All schools (pk-12) with a CCRPI score below 60 (for flexible) and 55 (for rural) will be considered a failing school.

DCA will review the undesirable activity or establishment's proximity to the property and the impact of the activity on the proposed project and its tenants in deducting the point. This list is not all inclusive.

2. *Exceptions to Undesirable Deductions*:

If the Applicant has knowledge at the time of Application that the conditions that make the property undesirable are temporary and that change or mitigation is imminent (i.e. demolition, rehabilitation, etc.), then sufficient evidence of the change must be submitted in the Application.

DCA will consider mitigation to be performed by a third party that will remove the undesirable condition imminent if it is scheduled to occur prior to September 1, ~~2014~~2015. Applicants will need to supplement their Application by providing evidence to DCA that the condition has been mitigated by September 1, ~~2014~~2015 (Applicants will not be notified prior to the deadline that this documentation should be submitted).

If the mitigation will be completed by the Applicant as opposed to a third party, the condition must be mitigated by the placed in service date for the project. Applicants must provide clear documentation that they have the site control and resources to complete the mitigation.

Documentation*:*

- Desirable/Undesirable Form
- A site map indicating the specific locations of each desirable and undesirable activity/characteristic. The map must contain a key stating the type of activities/characteristics identified and their addresses and must include the following:
  - Location of site including an indication of major access roads,
  - Indication of distances in 1/4 mile increments,
  - Indication of any major industrial or commercial development, and
  - All desirable and undesirable activities/characteristics.

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- Photographs of the desirable and undesirable activities and characteristics. All photographs are to be either color originals or color copies. Black and white photographs will be considered Missing/Incomplete documents.
- Documentation from the owner of the site on which the undesirable condition exists or from a third party government source documenting how such change will occur and the time frame.
- Documentation that evidences the desirable activity/characteristic that will be located in sites under construction.

IV. COMMUNITY TRANSPORTATION OPTIONS — 45 Points

Applications will be eligible for transportation points according to the criteria below. Note that on-call transportation services are not eligible for points in ~~sections A-D.~~the flexible pool. DCA will define all measurements by measuring the distance from a pedestrian entrance to the site that connects the transit stop to the proposed housing units by sidewalks or established pedestrian walkways. The entrance point and measured route must allow tenants the ability to walk from their unit to the stop without fences or other barriers obstructing the path. For Scattered Site Projects, each non-contiguous parcel must meet the above criteria.

A. ***~~Four (4~~Five (5) points*** will be awarded to Flexible Pool Applications proposing a site owned by the local transit agency which has been strategically targeted by the agency to create housing with on-site access to public transportation. The agency-owned site must rest along a transit line that follows a fixed route and fixed daily schedule available to the public every day of the week.

Documentation*:*

- Narrative submitted and signed by a representative of the transit agency describing the strategic planning process for the proposed site.
- Documentation demonstrating site control as well as the strategic plan for the proposed site.
- Map showing the location of the transit stop in relation to the proposed development site.
- Photograph of the transit stop accompanied by description of the stop's location.
- Documentation and web address (URL) from transit authority showing relevant transportation route and schedule.
- Site Plan or map that clearly shows how pedestrian walkways connect housing units to pedestrian site entrance.

OR

B. ***~~Three (3~~Four (4) points*** will be awarded to Flexible Pool applications that propose a site ~~adjacent to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails.~~within one (1) mile of a transit hub. DCA will define transit hub as a station that has three or more bus routes, rail options, and/or other affordable mass transit options. The ~~stop~~hub must rest along a transit line that follows a

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fixed route and daily schedule serving the public no less than 5 days per week. ~~DCA will define adjacent for this purpose as within 800 feet of an entrance to the site that is accessible to pedestrians and connected by sidewalks or~~ The development must include established pedestrian walkways ~~to~~ between housing units and the transportation ~~stop~~hub.

OR

C. ***~~Two (2~~Three (3) points*** will be awarded to Flexible Pool applications that propose a site within ~~1/4~~¼ mile of an established public transportation stop along paved roads, sidewalks, or established pedestrian walkways ~~or bike trails.~~. The stop must rest along a transit line that follows a fixed route and ~~fixed~~ daily schedule serving the public no less than 5 days per week.

OR

D. ***Two (2) points*** will be awarded to Flexible Pool applications that propose a site within ½ mile of an established public transportation stop along paved roads, sidewalks, or established pedestrian walkways. The stop must rest along a transit line that follows a fixed route and fixed daily schedule serving the public no less than 5 days per week.

OR

~~D.~~E. ***One (1) point*** will be awarded to Flexible Pool applications that propose a site within ~~½~~one (1) mile of an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route and fixed daily schedule serving the public no less than 5 days per week.

Documentation:

- Map showing the location of the transit stop in relation to the proposed development site.
- Photograph of the transit stop accompanied by description of the stop's location.
- Documentation and web address (URL) from transit authority showing relevant bus route and schedule. Applications that do not clearly demonstrate how the public is made aware of the transit service and schedule will not be eligible for points.
- Site Plan or map that clearly shows how pedestrian walkways connect housing units to pedestrian site entrance.

OR

~~E.~~F. ***Two (2) points*** will be awarded to Rural Pool Applications demonstrating that a publicly operated/sponsored and established transit service (including on-call or fixed-route service) will provide a reliable, available, and affordable transportation option on site to all residents of the development. The transit service must be available at least 5 days per week in order to qualify for the points.

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- Map showing the location of the transit stop in relation to the proposed development site (not applicable if service is an on-call service).
- Photograph of the transit stop accompanied by description of the stop's location.
- Documentation from transit service showing the cost of service, availability, and route.
- Documentation demonstrating how the public is made aware of the transit service.

V. BROWNFIELD — 2 Points

Two (2) points will be awarded if the proposed development is the redevelopment of a Brownfield site. The definition of a Brownfield site is one where the EPA, Georgia EPD or other environmental regulatory agency has defined the site as a Brownfield site and has determined the applicable guidelines for the cleanup required for residential uses.

Documentation:

- Evidence of designation as a Brownfield site;
- An opinion letter from an attorney, a PE, or a PG that the property appears to meet the requirements for issuance of an EPD No Further Action or Limitation of Liability letter. The opinion letter must also outline the steps and timeline for obtaining the EPD letter;
- Proposed scope of work for cleanup of a site (where applicable);
- Detailed budget for clean-up (where applicable); and
- Timeline for clean-up must also be submitted (where applicable).

(DCA will require a copy of the Letter of No Further Action prior to issuance of 8609s.)

VI. SUSTAINABLE DEVELOPMENTS — ~~3~~4 Points

Certification of the project's compliance with a sustainable program that is utilized to claim points must be submitted at either the LIHTC final certification or HOME Loan final construction draw, whichever comes last. Failure to ~~demonstrate a good faith effort to~~ complete the certification ~~may~~will result in a finding of non-compliance and limited participation in further rounds. ~~DCA will review proposed scoring sheets~~DCA reserves the right to determine that ~~the Applicant~~a project has ~~made a good faith effort to obtain~~not materially complied with the representations in the Submitted Application and withdraw its allocation if the certification is not obtained. Applicants may claim points under either A or B, but not both.

A. ~~A.~~ *Sustainable Communities Certification* — ~~3~~ 4 Points

Developments certified under these programs successfully protect and enhance the overall health, natural environment, and quality of life of communities. The program rating systems integrate the principles of smart growth and green building into a standard for neighborhood design. The programs provide independent, third-party verification that a development's location and design meet accepted high standards for an environmentally responsible, sustainable development.

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~~a)~~ DCA will deny points for the following:

i. Projects that seek EarthCraft Communities or LEED ND designations through the projection of points in categories that require an excessive amount of DCA resources.

ii. Failure to accurately complete the draft scoring worksheet.

Three (3) points will be awarded to projects in the Flexible Pool that seek certification in:

1. ***EarthCraft Communities program*** through the Southface Energy Institute and the Greater Atlanta Home Builder's Association, *with the following stipulations*:

~~a) Site Analysis Packet as defined in Earth Craft Communities Guidebook is submitted and reviewed by both DCA and Earth Craft Communities administrators at Pre-application.~~

~~b~~a) Projects may **not** seek points for certification under the "conservation" development form.

~~c~~b) Projects may **not** seek points for certification in the following categories unless it is clearly demonstrated in the Application that the cost of the technology justifies the commitment of resources:

i. District heating/cooling
ii. Renewable electric generation
iii. Alternative thermal production

Documentation:

- Copy of an executed EarthCraft Communities Memorandum of Participation for the development where the project is located, signed by the Applicant.
- ~~If Memorandum~~Submit an active version of ~~Participation is not signed by~~ the ~~Applicant, then the Applicant must provide a narrative as to how the Memorandum is applicable to the project.~~
- ~~Draft~~draft scoring worksheet for the development ~~that includes~~illustrating compliance with the minimum score required under the program to ~~qualify for the designation and includes~~obtain certification under the sustainable building program selected. This worksheet must include the comments from the EarthCraft design review.
- ~~Site Analysis Packet (Pre-application).~~

OR

2. ***Leadership in Energy and Environmental Design for Neighborhood Development*** (LEED-ND v4)

~~b)~~a) *Stipulations*: Points may be awarded under the following stipulations:

~~i. Feasibility study prepared by a LEED APND that evaluates the feasibility of the proposed project meeting LEED ND criteria is submitted and reviewed by DCA at Pre-Application.~~

~~ii.~~ Project may **not** seek points for certification in the following categories unless it

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is clearly demonstrated in the application that the cost of the technology justifies the commitment of resources:

- On site Renewable Energy Sources
- District Heating and Cooling

Documentation:

- ~~Draft~~Submit a current scoring worksheet for the development that includes the minimum score under the program to qualify for the designation and master site plan for the development. The worksheet must include the comments from the LEED AP ND consultant.
- Documentation of the project's registration in the LEED database.
- Feasibility study prepared by a nonrelated third party LEED AP ND that evaluates the ability and feasibility of the proposed project meeting LEED ND criteria ~~(Pre-application).~~.

~~c)~~ ~~*Ineligible*. DCA reserves the right to deny points for the following:~~

iii. ~~Projects that seek EarthCraft Communities or LEED ND designations through the projection of points in categories that require an excessive amount of DCA resources.~~

~~iv. Projects that materially change the project concept between Pre-application and application submission.~~

~~v.~~**iv.** ~~Failure to accurately complete the draft scoring worksheet.~~

~~Developments certified under these programs successfully protect and enhance the overall health, natural environment, and quality of life of communities. The program rating systems integrate the principles of smart growth, new urbanism, and green building into a standard for neighborhood design. The programs provide independent, third-party verification that a development's location and design meet accepted high standards for an environmentally responsible, sustainable development.~~

~~**OR**~~

B. ~~**B.**~~ ***Sustainable Building Certification*** **2 Points**

Two (2) points will be awarded to projects in the Rural or Flexible pool that commit to obtaining a sustainable building certification from one of the following entities:

1. Southface Energy Institute's and Greater Atlanta Home Builder's Association's EarthCraft House multifamily (or single family or renovation) certification program.
2. Enterprise Foundation's Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider).
3. US Green Building Council's LEED for Homes certification program which includes single family detached and multi-family low and mid-rise structures.
4. National Association of Home Builders Research Center's National Green Building Standard certification program, meeting Gold level or higher for single and multifamily

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buildings, new and renovation

5. ENERGYSTAR Version 3 certification for new single and low rise multifamily buildings

Due to the various revision cycles for each of these programs, the project must comply with the version in effect at the time ~~of~~ the drawings are prepared for permit review. Regardless of program requirements, all projects must meet threshold requirements for Building Sustainability and engage in tenant and building manager education in compliance with the point requirements of the respective programs.

***Documentation*:**

- Draft scoring sheet for the development that includes the minimum score under the program to qualify for the designation.

C. *Integrated Design Review Charrette* 1 Point

One (1) point for properties seeking a Sustainable Building Certification, the Applicant agrees to implement an integrated Design Review Charrette, during the design stage of the development process. The full day Charrette must be facilitated by an accredited sustainability professional for the desired certification; for example a LEED for Homes AP or Green Verifier, EarthCraft Technical Advisor, Nat'l Green Building Standard Green Verifier, or an approved Green Communities Technical Assistant. Required participants should be representatives, from all the major disciplines that influence the design and construction of a property; including but not limited to the Owner/Developer Project Manager, Architect, General Contractor Site Supervisor and Project Manager, Mechanical and Civil Engineer, HVAC services firm, Insulation and Air Sealing services firm, Framing services firm, and local municipality Building Code Compliance official.

- ***Documentation***~~Certificate of Participation in DCA's Green Building for Affordable Housing Training Course completed by a direct employee of the project owner dated 2012, 2013, or 2014. DCA may request an explanation of the participant's relationship to the owner.~~

:

- A detailed report comprised of outcomes of the Charrette complete with action items for each of the disciplines should be required to be submitted by the Charrette facilitator. These documents must be submitted with Stage 1 Construction Documents.

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VII. STABLE COMMUNITIES — 4 Points

A. *Flexible Pool Stable Communities* — 4 Points

1. ***Four (4) points*** will be awarded to projects in the Flexible Pool that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (http://www.ffiec.gov/census/).
   a) Less than **5**% below Poverty level (see Income)
   b) Designated Middle or Upper Income level (see Demographics)

OR

2. ***Three (3) points*** will be awarded to projects in the Flexible Pool that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (http://www.ffiec.gov/census/).
   a) Less than **10**% below Poverty level (see Income)
   b) Designated Middle or Upper Income level (see Demographics)

OR

3. ***Two (2) points*** will be awarded to projects in the Flexible Pool that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (http://www.ffiec.gov/census/).
   a) Less than **15**% below Poverty level (see Income)
   b) Designated Middle or Upper Income level (see Demographics)

Documentation:

- Each page of FFIEC census demonstrating project meets requirements. Data from the FFIEC census must be published by January 1, 2015.
- Map clearly showing the census tract of the proposed site.

B. *Rural Pool Stable Communities* — 3 points

1. ***Three (3) points*** will be awarded to projects in the Rural Pool that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (http://www.ffiec.gov/census/).
   a) Less than 1**5**% below Poverty level (see Income)
   b) The Estimated Tract Median Family Income % is greater than 100%the Estimated MSA/MD non-MSA/MD Median Family Income or the Estimated County Median Family Income—tract 9999.99 in the list of all tracts for the county (see Demographics)

OR

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2. ***Two (2) points*** will be awarded to projects in the Rural Pool that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (http://www.ffiec.gov/census/).
   a) Less than **20**% below Poverty level (see Income)
   b) -The Estimated Tract Median Family Income % is greater than 100%the Estimated MSA/MD non-MSA/MD Median Family Income or the Estimated County Median Family Income—tract 9999.99 in the list of all tracts for the county (see Demographics)

Documentation:

- Each page of FFIEC census demonstrating project meets requirements. Data from the FFIEC census must be published by January 1, 2015.
- Map clearly showing the census tract of the proposed site.

VIII. COMMUNITY REVITALIZATION/REDEVELOPMENT PLANS 3 Points

A. *Adopted Revitalization Plans* 2 Points

Two (2) points will be awarded to Applications proposing to develop housing that is in a Qualified Census Tract and that contributes to a concerted community revitalization plan for a specific neighborhood.

***Eligibility*.** In order to qualify for these points, under Section A, B, or C, the communityrevitalization/redevelopment plan must meet qualifications of a Community Revitalization Plan. Points can only be claimed in one category.

1. Community Revitalization Plans Defined

Community revitalization planplans must meet the following:follow requirements:

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a) Be officially adopted by a Local Government;
b) ~~Must include~~Include public input and engagement during the planning stages;
c) Be current, ongoing, and directly affect the proposed site~~.~~;
d) Clearly delineate a target area that includes the proposed site~~.~~;
e) Call for the rehabilitation or production of affordable rental housing as a policy goal for the community;
f) ~~Implementation~~Designate implementation measures along with specific time frames for the achievement of such policies and housing activities. The timeframes and implementation measures must be current and ongoing;
g) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan; ~~and~~
h) ~~An~~Include an assessment of the existing physical structures and infrastructure of the community~~.~~; and
i) ~~Discussion~~A discussion of resources that will be utilized to implement the plan.

~~2.~~ ~~***Ineligibility.***~~ **Applications are ineligible to receive points in this category if:**
a) The plan was formulated by a Project Team member and submitted to a local government for approval;
b) The plan is a short-term work plan;
c) The plan is a comprehensive plan, consolidated plan, municipal zoning plan or land use plan;
d) The plan is outdated and does not reflect the current neighborhood conditions (Plans that are more than four years old will be presumed outdated unless documentation regarding the continued viability of the plan is submitted with the Application~~).~~);
e) Plans that are less than six months old at the time of Application Submission are not considered.

A. *Qualified Census Tract/Revitalization Plan* 2 Points

Two (2) points will be awarded to Applications proposing to develop housing that is in a Qualified Census Tract and that contributes to a concerted community revitalization plan for a specific neighborhood.

Documentation:
- DCA Neighborhood Redevelopment Certification
- Evidence of adoption and reauthorizations demonstrating the plan is active
- Map of area targeted by plan identifying location of project
- Website address where information regarding the plan can be located
- Documentation evidencing that the proposed site is located in a QCT
- Details regarding community input and public hearings held prior to the adoption of the plan
- A copy of the full revitalization plan

B. *Local Government adopted Revitalization Plan* 1 Point

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One (1) point will be awarded to Applications proposing to develop housing that contributes to a concerted community revitalization plan for a specific neighborhood.

Documentation:

- DCA Neighborhood Redevelopment Certification
- Evidence of adoption or renewal by local government demonstrating the plan is active
- Map of area targeted by plan identifying location of project
- Website address where information regarding the plan can be located
- Documentation evidencing that the proposed site is located in a QCT
- Details regarding community input and public hearings held prior to the adoption of the plan
- A copy of the full revitalization plan

C. *HUD Choice Neighborhoods* **2 Points**

One (1) point will be available to Applications that have received a HUD Choice Neighborhood Planning Grant **1 Point**

Documentation:

- The Application must include the Choice Neighborhood Planning grant award as well as documentation that the proposed project is included in the targeted area.

OR

Two (2) points will be available to Application that has received a HUD Choice Neighborhood Implementation Grant. **2 Points**

Documentation:

- The Application must include the Choice Neighborhood grant award as well as documentation that the proposed project is included in the targeted area.

~~B~~D. *Designated Military Zones* **1 Point**

One (1) point will be available for an Application proposing a site located within the census tract of a DCA-designated Military Zone (MZ).

Documentation

- Evidence that census tract is eligible for AND has received designation as a Military Zone.

~~OR~~

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~~C. *HUD Choice Neighborhoods* 2 Points~~

~~**Two (two) points** will be available to Application that has received a HUD Choice Neighborhood Implementation Grant.~~

~~***Documentation***~~

- ~~The Application must include the Choice Neighborhood grant award as well as documentation that the proposed project is included in the targeted area.~~

IX. PHASED DEVELOPMENT / PREVIOUS PROJECTS ~~34~~ Points

A. *Phased Developments* 3 Points

Three (3) points will be awarded to Applications in the Flexible Pool if the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past three (3) funding rounds and at least one phase has commenced construction per that allocation as of the ~~2014~~2015 Application Submission deadline. ~~Documentation of the Master plan, site control and total project concept must be submitted in the application.~~ Projects that DCA determines are adjacent (as opposed to being Phased Developments) are not eligible for points. DCA will look to the underlying project concept to determine whether the community was originally designed as one development with different phases. Only one phase of a project can receive points during a funding round. In determining whether a project is a phased development, DCA will require that site control over the total site be in place when the initial phase is closed.

Documentation:

- Master Plan with complete project concept showing all phases
- Documentation that site control was established for all phases when the initial phase is closed.

OR

B. ~~B.~~ *Previous Projects* ~~3~~ *(Geographic Distribution)*

1. **Three (3) points** will be awarded to an Application in the Rural pool if the proposed development site is within a Local Government boundary which has not received an award of 9% Credits within the last five (5) DCA funding cycles OR ~~is located in a non-Rural area outside of a 2 mile radius from such a funded project.~~if an Application in the Flexible pool has no LIHTC properties within a 1-mile radius funded in the last five (5) DCA funding cycles. An additional **one (1) point** will be awarded to properties in the rural pool located within a Local Government boundary which has never received an allocation. **4 points**

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OR

2. **Two (2*)* points** will be awarded to an Application ~~in the~~ if the proposed development site is within a Local Government boundary which has not received an award of 9% Credits within the last four (4) DCA funding cycles OR is located in a non-Rural area outside of a 1/2-mile radius from such a funded project.
2 points

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X. MARKET CHARACTERISTICS — 2 Points

Each Application will be awarded an initial score of **two (2) points** in this category. One (1) point will be deducted for each of the following conditions.

A. There are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project.
B. There has been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population. An example would be the loss of a major employer that would affect the proposed tenant population.
C. The proposed market area appears to be overestimated, indicating that the demand for the project is weaker than projected.

XI. *EXTENDED* AFFORDABILITY COMMITMENT — 1 Point

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A. *Waiver of Qualified Contract Right* — 1 Point

One (1) point will be awarded to Owners willing to forgo the Qualified Contract "cancellation option" for at least five years after the close of the Compliance Period. The Code requires that all low-income units in a project receiving Credits remain rent-restricted and income-restricted for the Compliance Period and for 15 years after the close of the Compliance Period. However, owners have an option to request DCA's assistance in procuring a Qualified Contract for acquisition of the building(s) after the 14th year of the Compliance Period. If DCA is unable to present such a contract within a one-year period, the owner may terminate the extended use agreement.

OR

B. *Tenant Ownership* — 1 Point

One (1) point will be awarded to Owners that commit to submit a plan for tenant ownership, acceptable to DCA, at the end of the 15-year Compliance Period. Only single family styled units are eligible for these points. In order to qualify for tenant ownership plan points, Applicants must agree to submit a viable homeownership strategy with the Application for residents who will inhabit the units. The strategy

must outline the Applicant's exit strategy and calculation of the estimated affordable purchase price for the unit occupied by the tenant and pre-purchase homeownership counseling. All sites must be owned by the Applicant (long-term leases are unacceptable). Applicant must clearly show how the property will be managed during the compliance period and how the tenant's down payment will be managed.

Documentation

- Copy of strategy documents meeting the above requirements must be submitted with Application.

XII. EXCEPTIONAL NONPROFIT — 3 Points

DCA will award **three (3) points** to three (3) Applications in which the Project Team includes a qualified Nonprofit as the managing general partner. Only projects applying and eligible for the nonprofit set aside are eligible for points in this category. A qualified Nonprofit may only request consideration for these points for one Application.

The desired outcome of this category is to award points to strong, innovative, mission-oriented nonprofit organizations proposing projects which target at-risk populations.

Nonprofit entities will be comparatively evaluated and ranked according to how well they meet each of the following criteria. The characteristics and results of Sponsoring entities or affiliated companies such as public housing authorities or parent company will not be included in the evaluation.

A. Technical expertise in the tax credit program
B. Operating sustainability of the organization.
C. Management and governance of the Nonprofit.
D. Community impact demonstrated by a record of funding and engaging in activities that have positively impacted communities in addition to housing tax credit development.
E. Proposed project targets at-risk populations in an Integrated Housing setting with focused service commitments and rental assistance~~.~~ (rental assistance must have a secured funding source).

The scoring method for the comparative analysis is contained in the DCA Nonprofit Assessment Form. In the event of a tie, DCA will select the Applicants with the strongest technical expertise as a tiebreaker.

Documentation:

- DCA Nonprofit Assessment Form
- Copy of organization's publicly available federal Form 990 for ~~2011~~2012 and ~~2012~~2013
- Copy of ~~2011~~2013 and ~~2012~~2014 recent annual audits completed by an independent auditor for the non profit
- Focused Service commitments for the proposed projects
- Documentation of rental assistance for at risk populations

XIII. RURAL PRIORITY — 3 Points

Two (2) points. Applications in the Rural Pool proposing new construction projects consisting of eighty (80) or fewer total units are eligible for **~~three (3~~**two **(2) points**. Each Applicant will be limited to claiming Rural Priority points for one project in which they have a direct interest. Failure by the Applicant to designate these points to only one qualified project, or to incorrectly designate these points, will result in no points being awarded.

Applications in the Rural Pool proposing new construction projects with a family tenancy are eligible for one (1) Point. 1 Point

XIV. ~~-~~DCA COMMUNITY INITIATIVES — 1 Point

One (1) point will be awarded for projects that have a letter from an eligible DCA Georgia Initiative for Community Housing (GICH) ~~community~~team which clearly:

A. Identifies the project as located within their ~~political jurisdiction~~GICH community,
B. Is indicative of the community's affordable housing goals,
C. Identifies that the project meets one of the objectives of the ~~Community~~GICH Plan, and
D. Is executed by the ~~official representative~~GICH community's team leader on record with the University of ~~the Community~~Georgia Housing and Demographic Research Center as of May 1, 2015.

Each ~~community~~GICH team may issue only one (1) letter for one project in this year's competitive round. If more than one letter is issued, no project in that community shall be awarded any points.

Documentation:

- Letter executed by ~~Official Representative~~designated team leader of the GICH Community
- Letter from Local Government agreeing to the issuance of the letter

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- Documentation of presentation to GICH members
- Narrative that outlines the objectives of the GICH Plan and why the proposed project meets that objective
- Section of plan that has affordable housing as an objective

For Scattered Site Projects, the above documentation is required from each local government for each non-contiguous site.

XV. LEVERAGING OF PUBLIC RESOURCES — Maximum 7 Points

To be eligible for points under section A or B below, the following criteria must be met:

1. Funding or assistance provided ~~above~~ must be binding and unconditional except as set forth in this section.
2. Resources must be utilized if the project is selected for funding by DCA.
3. Only loans that are for both construction and permanent financing phases will be considered for points in this section.
4. Loans must be for a minimum period of ~~ten~~10 years and reflect interest rates at or below AFR.
5. Commitment or award documentation must meet the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I. (I) (Permanent financing, limited partnership equity, deferred developer fee and other financing Commitment).

A. *Grants/Loans* — Maximum 4 Points

1. *Qualifying Sources*. New loans or new grants from the following sources that will provide new capital funding will qualify for points under this category:

a) Community Development Block Grant (CDBG) program funds
b) Federal Home Loan Bank Affordable Housing Program (AHP)
c) HOME funds
~~d) NSP funds~~
~~e)~~d) Beltline Grant
~~f) Housing Opportunity Bonds~~
~~g) HUD 202 or 811 program funds~~
~~h)~~e) Historic tax credit proceeds
~~i)~~f) Replacement Housing Factor Funds
g) Georgia State Housing Trust Fund Loan
h) New Markets tax credits proceeds
i) Foundation grants that meet the following legal and financial requirements:
The foundation must be a private foundation as defined in the US Tax Code 26 USCA 509 or a community foundation that is accredited by the National Standards for U.S. Community Foundations. (Points will only be counted in this section if the foundation is non-related to an entity in the general partner/developer and has a history of supplying grants to affordable housing developments. Additionally,

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"pass-through" grants will not be allowed where entities with interest in the proposed development, including the Project Team and limited partner, donate or loan funds to a foundation which are then passed through to the proposed development.

j) Government Grant funds or loans with interest rates below AFR

2. ***Point Scale***. New loans and/or new grants will qualify for points according to the following scale:

Flexible Pool	Amount at least 15% of Total Development Cost (TDC) Amount at least 10% but less than 15% of TDC Amount at least 5% but less than 10% of TDC Amount at least 2% but less than 5% of TDC	4 Points 3 Points 2 Points 1 Point
Rural Pool	Amount at least 10% of Total Development Cost (TDC) Amount at least 5% but less than 10% of TDC Amount at least 2% but less than 5% of TDC	4 Points 2 Points 1 Point

Minimum Documentation:

- Commitment letter for such new loan and/or grant and/or historic equity commitment letter
- A copy of the Georgia DNR-HPD and NPS approved Part 1, Part 2 and the Georgia-approved Part A (for historic tax credits only)

B. ***Local PHA/Government/Nonprofit Contribution*** **1 Point2 Points**

One (1) pointTwo (2) points will be awarded for projects receiving a long-term ground lease (no less than 45-year) from a local public housing authority or government entity for nominal consideration and no other land costs. Leases can only be considered for points under this category and not under any other scoring category.

Documentation:

- A copy of the ground-lease agreement

C. ***Competitive Tax Credit Pricing*** **1 Point**

One (1) Point will be awarded to projects that have a combined federal and state credit pricing at or above the median credit price of projects submitted in the 2015 competitive round. Additionally, in order to not penalize applicants in a tight equity pricing market, applications with a combined federal and state credit price within 10% of the highest combined federal and state credit price will be awarded one (1) point.

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~~C.~~D.

Off Site Improvement, Amenity and Facility Investment **2 Points**

Two (2) points. An Applicant may earn points if an unrelated third party (foundation, trust, and/or government) investment of resources is provided that will result in off-site infrastructure improvements adjacent to the project site, and/or the development of parks, green space and shared amenities, recreational facilities and improvements adjacent to the proposed project site that will serve the tenant base for the subject project.

Points will be awarded according to the following scale:

Flexible Pool	Investment amount at least 10% of TDC Investment amount at least 5% but less than 10% of TDC	2 Points 1 Point
Rural Pool	Investment amount at least 5% of TDC	2 Points

The proposed improvements, amenities and/or facilities must be completed prior to the proposed placed in service date for the project. The development cost and source of funding associated with the development of the improvements, amenities and/or facilities must be mutually exclusive of the development cost and sources of funding for the subject property. The cost for the improvement must be paid in full by the unrelated third party. Examples of third party improvement, amenity, and facility investment of resources include, but are not limited to, the following:

1. Construction of off-site or on-site access road which is required for access to the property,
2. Development of parks, green space or walking trails on a master plan development site,
3. Development of YMCA, youth center, senior center, and/or
4. Construction of sidewalks or streetscape adjacent to the property.

Third party investments that are community wide in scope, part of the community local action plan or that will be developed regardless of the development of the proposed project will not be eligible for points in this section. Additionally, improvements that were completed prior to Application Submission are not eligible for points in this section.

Documentation:

- Commitment of funds;
- Detailed source of funds;
- Amount of investment;
- Timeline for completion;
- Description and location of improvements on site map;
- Narrative that includes benefit specific to the tenant base; and
- ~~A copy of the Georgia DNR-HPD and NPS approved Part 1, Part 2 and the Georgia approved Part A (if applicable) (in support of historic tax credits only)~~

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XVI. SUPERIORINNOVATIVE PROJECT CONCEPT AND DESIGN

3 Points

A. Innovative Project Concept and Design **3 Points**

DCA may award **three (3) points** to up to one project projects that presents an innovative project concept/design that addresses the following specific identified complex problems faced in providingmultifamily affordable housing opportunities for at-risk populations. Only one project in an Integrated Housing setting.each of 4 identified issue categories will receive these points. Applicants may apply for points in only one category. The innovation should result in innovative and replicable solutions not typically seen in Georgia tax credit projects. ExamplesFor the purpose of this section, innovation might include collaborative partnerships that provide new funding sources for services and tenant assistance, mixed use income and mixed tenancy projects that address housing needs for specialincludes novel solutions to complex problems identified by DCA as well as the replication of innovative superior project concepts in areas where such innovation is not already in place. Projects requesting points in this section will be judged comparatively, so applicants should provide sufficient evidence and documentation to substantiate claims regarding the quality and efficacy of the proposed innovation. At least project in the Rural pool will be selected to receive points in this category. In the event of a tie, DCA will prioritize projects that that leverage DCA resources to the greatest extent.

B. Identified Complex Issues

Integrated Supported Housing. DCA seeks innovative ideas for integrated housing opportunities for disabled populations and promote community ideas for improving the ease and availability of service delivery through meaningful partnerships and resource commitments. Because many services will be provided by licensed service providers and not provided in a placed based manner, this section will focus on eliminating barriers between disabled and nondisabled persons, providing coordination of services, mentoring to allow better integration, interagency and supports for this population outside of the typical service delivery system.

Integration of Health and Housing. DCA seeks innovative ideas for holistic place based approaches to integrating health and housing within the same project. At all income levels housing that is affordable relative to household income is highly conducive to good health. Additionally, lack of housing (homelessness) and housing instability are associated with a wide range of poor health outcomes for adults and lifelong poor health for affected children. Collaborative partnerships that combine funding sources to reduce development or with health care providers that provide free or low cost preventive health

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care at properties, tenant engagement programs that emphasize healthy eating and lifestyles option, strategies for allowing aging seniors to live independently are examples of the integration of Health and Housing.

Emerging Sustainable Building Design or Techniques. DCA seeks innovative ideas for building affordable Housing that result in lower operating costs, ~~or~~ healthier living for tenants, and conserve natural resources. DCA will consider Sustainable development partnerships that lead to innovation beyond the parameters of the project's existing sustainability certification, such as a partnership with the Department of Energy's Building America program to research and implement advances in sustainable building design and techniques.

Community-driven Housing Strategies. DCA seeks innovative applications for neighborhood transformation that are a part of a Local Government's holistic, place-based strategic ~~solutions that break down barriers for the populations served~~initiative. DCA will consider the community impact of the strategy, the Local Government role in formulating the overall strategy with the input of community members. And the extent to which the proposed project catalyzes area improvement by addressing the neighborhood's housing need, as detailed in the strategic initiative.

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D. Selection Criteria

Applicants requesting these points will be comparatively ranked after analysis of the following factors:

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1. Presentation of the project concept in the Application. DCA seeks well-defined, high quality and sound programs and will consider the extent to which the Applicant thoroughly describes the project and innovation plan.
2. Overall project strength, based on Project Feasibility analysis, Project Team qualifications, and management team experience.
3. Uniqueness of the innovation and specificity and soundness of the commitments, partnerships and documentation provided in support of the innovation.
4. Ability to replicate the innovation
5. Leveraged operating funding. Leveraged funding sources may include private capital, philanthropic and foundation funds, as well as local, state, and/or other federal funding, and may also include other operating assistance program funding, exclusive of sources used to finance capital development costs.
6. Measureable benefit to tenants resulting from the innovation. (Applicant must agree to provide annual reports to DCA on the results from the innovation for a period not less than five years from completion.)
7. Collaborative solutions proposed. (Firmness of Partnership agreements, strategic

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plans, and partner engagement will be considered).

E. Scoring Strategy.

Applicants requesting these points will be comparatively ranked after analysis of the following factors on a 30-point scale:

1. 0-10 Points: Project strength, based on Project Feasibility analysis, Project Team qualifications, and management team experience
2. 0-5 Points: Superiority of innovation as evidenced in the Project Innovation Narrative
3. 0-5 Points: Quality of case for how the model can be replicated in Georgia, as laid out in the Project Innovation Narrative
4. 0-5 Points: Quality of the plan for data collection for measurable benefits to tenants resulting from the innovation, as laid out in the Project Innovation Narrative
5. 0-5 Points: Extent to which the project exemplifies best-practice collaboration between private, non-profit, and/or government entities

Documentation:

- Narrative of project concept and innovation (500 words or less)
- Staffing and Organizational Plan (Identify roles and responsibilities of all relevant agencies and other organizations participating in the innovative concept)
- Description of how the measureable benefit for the innovation will be tracked
- Case studies, white papers or other analysis which support the innovative approach
- Commitments for operating subsidy
- Partnership Agreements
- Other documents that support the ranking factors

~~***OR***~~

~~**B. Community-Driven Housing Strategies 3 Points**~~

~~One (1) Flexible Pool Application AND one (1) Rural Pool Application will receive **three (3) points** for a proposed project that is part of a Local Government's holistic, place-based strategic initiative for improving a neighborhood. Applications will be comparatively evaluated and ranked according to how they meet each of the criteria listed below.~~

~~1. ***Local Government*** role in formulating the overall strategy with the input of community members.~~

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2. Extent to which the proposed project catalyzes area improvement by addressing the neighborhood's housing need, as detailed in the strategic initiative.
3. Local Government engagement in the selection of the Project Team.
4. Local Government contribution towards improvement of the high priority area.
5. Incorporation of planning objectives set out in Transit Oriented Developments, Sustainable Communities, Livable Centers Initiative, or as part of participation in the Georgia Initiative for Community Housing (if the participating GICH community has completed the Freshman Year of the program).
6. Designation as the highest affordable housing priority by the Local Government.

Documentation:

- Narrative, written and signed by Local Government representative on appropriate letterhead, which outlines how the proposed Application satisfies criteria listed above. The narrative should be formatted numerically according to the listed criteria, must clearly identify any supporting documentation included, and should be no longer than 5 pages.
- Copy of strategic initiative along with authorizing documentation for implementation of the plan, if any.

XVII. INTEGRATED SUPPORTIVE HOUSING — 3 Points

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A. *Integrated Supportive Housing/ Section 811 Rental Assistance* — 32 Points

Three (3) points will be awarded to an Application proposing a property that agrees to accept Section 811 project based rental assistance or other government DCA offered rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to a target population which includes individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP) and to individuals eligible to participate in the Money Follows the Person program. Claiming points under this paragraph does not constitute a commitment from DCA that the rental assistance is available. However, if assistance does become available, the Applicant will accept the contract.

DCA, in partnership with the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) and the Georgia Department of Community Health, will provide rental assistance, as available through HUD's Section 811 Project Rental Assistance (PRA) program, to housing tax credit properties claiming these points which are identified as priority locations for the target population. It is the Applicant's responsibility to understand the requirements of the Section 811 PRA program, including the 30-year use restriction for all PRA units, before claiming these points.

In order to be eligible for these points, at least 15% of the total low-income units must be one bedroom units that are set at 50% AMI rent and income levels.

~~At the time of Application, DCA will require the owner and management company to demonstrate an intentional partnership through a Memorandum of Understanding with a State or Local behavioral health agency responsible for community placements, Continuum of Care, or an appropriate service provider equipped to provide referrals and support services to the target population.~~

~~The MOU must include the following:~~

~~i. The referral process that will be used to refer individuals in the target population and the willingness of all parties to negotiate reasonable accommodations to facilitate the admittance of persons with disabilities into the development.~~
~~ii. A description of the experience of the service provider and its capacity to provide appropriate services to the target population for the duration of the Compliance Period.~~
~~iii. A commitment to maintain relationships between the parties as well as a communications plan to notify the service provider of available units in order to satisfy the 15% commitment requirement.~~

~~Applicants are not required to provide project based rental assistance, reduce rents or provide onsite supportive services or a service coordinator. They will also not be required to displace existing residents. No participant will be required to violate the terms of any statute, program requirement, or regulation which is in place at any of their developments.~~

~~**Documentation:**~~
- ~~MOU~~
- ~~Evidence of service provider experience and capacity~~

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B. *Target Population Preference* **3 Points**

Three (3) points will be awarded to an Application with a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a preference in their Housing Choice Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP), i.e., people with severe, chronic developmental disabilities who currently live in institutions or are at serious risk of institutionalization; people with serious, persistent mental illness who reside in state hospitals, are at serious risk of institutionalization, or are chronically homeless due to their disabilities; and persons qualifying for participation in the Money Follows the Person program. The preference must be implemented at the proposed project site with a minimum of 15% of the total units targeting the Settlement population.

In order to be eligible for these points, the Application must include either the PHA Administrative Plan which allows for the preference or documentation demonstrating HUD's review and approval of the terms and structure of the proposed preference.

Rental assistance must be provided for no less than 5 years from the Application submission deadline date. The agency or project owner responsible for maintaining the waiting list for PBRA units must keep a separate waiting list for the target population.

Documentation*:*

a) Commitment for PBRA executed by authorized regulatory agency.

b) Administrative Plan or evidence of HUD review and approval of proposed preference.

XVIII. HISTORIC PRESERVATION — 2 Points

A. ***Two (2) points*** will be awarded if the proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District~~),~~) or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.

Adaptive reuse is defined as the change in use of a building. For purposes of this scoring section, the building or buildings being adaptively reused must constitute at least 50% of the ~~residential~~total units. Slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages and single-family homes are not eligible for these points.

Documentation*:*

- Documentation on the previous use of the building.
- Documentation of whether or not the building is occupied.
- Narrative of how building will be reused.
- Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.
- Preliminary equity commitment for historic rehabilitation credit

OR

B. ***One (1) point*** will be awarded if property is a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District~~),~~) or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register. The historic structure must house at least 50% of the total units.

Documentation:

- Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.
- Preliminary equity commitment for historic rehabilitation credit

(DCA encourages Applicants to see www.GeorgiaSHPO.org for further guidance on the requirements and associated timeframes for the development of projects with

historic tax credits. DCA also encourages Applicants to seek the advice of a qualified attorney and/or tax professional before proceeding with any project of this nature.)

XIX. PRESERVATION PRIORITY ~~POINTS~~ ~~Maximum~~ 5 Points

DCA will award **five (5) points** to up to seven (7) Applications that best meet DCA's preservation priority. The seven Applications accumulating the most preservation priority points according to the table below will each be awarded **five (5) points**. Tiebreakers will be determined by those Applications requesting the least amount of credits.

A.	An Application proposing to pay the full balance of a DCA HOME loan, from a source other than a DCA HOME loan. ***OR*** An Application that proposes to rehabilitate an existing tax credit property which has met or will meet the 15-year Compliance Period prior to ~~the earlier of~~either the date of acquisition by the new development owner or the end of the year of the carryover allocation~~.~~, whichever is earlier. (Only properties that originally received an award of 9% credits and continue to be subject to extended use restrictions are eligible for points.) **Documentation*:*** • Forms 8609s showing first and last year of credit period.	6 Points OR 5 Points
B.		
C.	An Application that proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 100% of the total residential units that is within three years of any permitted prepayment or subsidy contract expiration with ~~a likely conversion to market rate housing or equivalent loss of low income use restrictions. The property must also have been designated by HUD as a High priority project. HUD may designate no more than two (2) projects as High Priority. (HUD may require that applicants seeking this priority designation for a project submit documentation no later than 60 days prior to Application Submission).~~no renewal.. **OR** An Application that proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 50% of the total residential units that is within three years of any permitted prepayment or subsidy contract expiration with no renewal. .	4 Points ~~OR~~ 3 Points

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	OR	
	An Application proposing to preserve a project with a commitment of government-awarded rental assistance or subsidies for at least ~~30~~25% of residential units for a minimum of five (5) years. This percentage will be calculated based on the total residential units (common ~~space~~spaces and employee units will not be included in the total residential units)**.** **Documentation*:*** • Commitment for PBRA executed by authorized regulatory agency. • Letter from authorized HUD representative designating project as a high priority (if applicable)	2 Points
D.	An Application that proposes to rehabilitate ~~a~~an existing project that has not been previously rehabilitated. Claiming this point constitutes an Applicant certification that this is true.	1 Point
E.	An Application that has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May) ***OR*** An Application that has a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May). **Documentation*:*** • Project rent roll for each month that clearly indicates each occupied and each vacant unit.	2 Points OR 1 Point
F.	An Application that proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 20 years prior to the Application Submission deadline. ***OR*** An Application that proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 18 years prior to the application deadline. **Documentation*:***	3 Points OR 1 Point

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	• Legal opinion, with supporting IRS documentation, verifying the number of years since the beginning of the project's Compliance Period.	
G ~~.~~	An Application proposing rehabilitation of an existing project, where the construction hard costs are at least 45% of the Total Development Costs.	2 Points
H	An Application that has received a letter from USDA/HUD designating the property as a high priority. Only one letter will be considered in each round for each agency.	2 Points
I.	An Application that has received a letter from DCA Portfolio Management designating the property as a high priority. DCA will give priority to a property that is in danger of losing affordability. Only one letter will be considered in each round.	2 Points
J	Public Housing converted to 100% PBRA with a minimum contract term of 15 years.	1 point

DCA may determine that projects are Ineligible for these points. Examples include, but are not limited to, the following:

1. Outstanding or uncured major non-compliance issues
2. Functional obsolescence
3. Development will cause a 10% increase or greater in rents
4. Property is in substantially good condition and does not need immediate recapitalization
5. Poor condition of the property is the result of the willful deferral of maintenance by the owner
6. Development will result in a loss of low-income units
7. Units are not at risk of losing affordability if converted to market units
8. Primary purpose is to subsidize an ownership transfer

XX. ~~HIGH PERFORMING SCHOOL ZONES~~. ~~1 Point~~QUALITY EDUCATION AREAS
2 Points

Two (2) points
~~**One (1) point**~~ will be awarded to an Application proposing to develop a Family property which is located in the attendance zone of a high- performing ~~elementary~~ school. ~~DCA will determine "high-performance schools" based on their performance on the most recently available CRCT exam data, available~~

This section measures access to quality education from early childhood through ~~the Georgia Department of Education's Report Card. The exams evaluate students in five subject areas based~~

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on a "does not meet," "meets," or "exceeds" standards. high school graduation. It uses Georgia's performance evaluation systems, Quality Rated for early education and preschool, and the College and Career Readiness Performance Index for K-12 (may include some integrated pre-K). Points will be awarded based on the 2013 CCRPI data.

A high performance school, as defined by DCA, has a higher percentage of students that either "meet" or "exceed" standards, in each grade and in each subject area, than the state average for the corresponding grade and subject area. The Georgia Department of Education website displays these results in a "Report Card" for each grade of every school in Georgia. In order to qualify for these points, there must be CRCT data available for at least two (2) grade levels. An elementary school attendance zone does not include magnet schools or elementary schools with district-wide possibility of enrollment, unless that district has only one elementary school.

A. All K-12 schools for which the

Documentation:

- Copies of the school's most recent Georgia Department of Education Report Card results, showing the percentage of students that "does not meet," "meets," and "exceeds" standards for each grade level with CRCT data (**http://www.gadoe.org/Pages/Home.aspx**).
- Copies of the State's average Report Card results, showing the percentage of students that "does not meet," "meets," and "exceeds" standards. Copies of the state CRCT results should only be submitted for grade levels offered at the elementary school.

Documentation showing that property is located in the attendance zone have CCRPI scores above average. (2 points)

- Above average CCRPI for primary or elementary (K-5) schools = 78 or greater including challenge points
- Above average CCRPI for middle or junior high (6-8) schools = 75 or greater including challenge points
- Above average CCRPI for high (9-12) schools = 72 or greater including challenge points

OR

B. One (1) point for at least one but not all of the schools for which the property is in the attendance zone has an above average CCRPI score (1 point)

Charter schools can qualify as the school reported for the site if they have a designated (not district wide) attendance zone that includes the property site and serve at least 3 grades (for instance kindergarten, first, and second grade).

Documentation:

- School District map showing that property is in attendance zone of school.

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- Written communication signed by school district employee confirming the site address is within the attendance zone of ~~the high-performing~~ each school
- Most recent CCRPI report for each school~~.~~: http://ccrpi.gadoe.org/2013/ccrpi2013.aspx

XXI. WORKFORCE HOUSING NEED **2 Points**

Points will be awarded to Applications proposing a site in an area with access to local jobs and where employees have significant commute distances based on U.S. Census data. For the purpose of this category, Rural projects which are located within MSA boundaries must use the MSA threshold below, if applicable. In order to qualify for these points, a minimum number of jobs must exist within a 2-mile radius of the site, according to the following thresholds:

City of Atlanta	Atlanta MSA (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
20,000	15,000	6,000	3,000

A. ***Two (2) points*** will be awarded to sites which meet the minimum jobs threshold AND where more than 60% of workers within a 2-mile radius travel over 10 miles to their place of work.

OR

B. ***One (1) point*** will be awarded to sites which meet the minimum jobs threshold AND where more than 50% of workers within a 2-mile radius travel over 10 miles to their place of work.

Documentation*:*

- Copy of report from the Census Bureau's "OnTheMap" website demonstrating that the site meets requirements. Only data released by January 1, 2015 will be considered. To obtain this data:
  - Visit http://onthemap.ces.census.gov/
  - Enter the address of the site, or the address of the nearest address used in the Application, and click "Search".
  - Click the "Selection" tab at the top of the page and click "Simple Ring" under "Add Buffer to Selection." Enter "2" into the "Radius" box. Click "Confirm Selection." Click "Perform an Analysis on Selection Area."
  - Within the Analysis Settings box that will appear, choose "Work" under the first column, "Distance/Direction" under the second column, the most recent year under the third column, and "All Jobs" under the fourth column.

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XXII. COMPLIANCE / PERFORMANCE — 10 Points

Each Project Team for a proposed project will receive a compliance history score under this section for inclusion in their DCA Final Score. Each team member will be scored regardless of whether they have used previous experience in the Qualification Determination for the Project Team. For purposes of this section, Project Team will be defined as the General Partner entity and the Development entity and their Principals.

A. ***Deductions for Non-Compliance***. Each proposed project will start with compliance history score of ten (10) Compliance Points. Deductions shall be made from that base Compliance Score for each instance of non-compliance which exists for any of the defined project team:

1. Compliance score deductions are based on adverse compliance history of both the General Partnership entity and the Developer entity as well as each principal of the entity.
2. Negative compliance history of an entity cannot be negated by the resignation or removal of a Principal.
3. Point deductions will be made for each Project Team and its principals that were directly or indirectly involved in the general partnership and/or development entity of non-performing projects.
4. If a principal withdraws from an entity with a negative compliance history, the negative compliance history must be claimed by the departing principal for three years following the date the principal legally left the company.

The following funding programs will be reviewed for purposes of calculating the score in this section: Low Income Housing Tax Credits (LIHTC), HOME, Tax Credit Assistance Program (TCAP), Exchange/Sec.1602, and NSP.

B. ***Calculation of Point Deductions***

1. ***DCA Program Administrative Non-Compliance***:

One (1) Point will be deducted for each instance of significant DCA Program Administration Non-Compliance that occurs in the previous twelve months or remains uncured from previous years. For purposes of this section, non-compliance will may include, but are not limited to the following:

a) Failure to submit completed cost certification for a tax credit project within 12 months of the required due date. (Points will be deducted for a period of 24 months following submission of the cost certification)
b) Failure to convert a DCA HOME loan within 12 months of the required conversion date. (Points will be deducted until the HOME loan converts).

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c) Owner failed to provide Annual Owner Certifications or provided incomplete and/or inaccurate certifications,
d) Failure to complete certification for Sustainable Buildings or Communities prior to issuance of 8609s for a project received funding from a previous round
e) Repeated failure to comply with administrative requirements, such as failure to obtain DCA written preapproval of any change of ownership or property management
f) Applications which have an owner or developer that has a property or properties determined to be out of compliance with DCA web-based ~~MITAS~~Mitas Property Management system requirements
g) Applications which have an owner or developer that is out of compliance with DCA's requirement to register properties in Georgia Housing Search.

2. *Uncured Audit Findings*

One (1) ~~Point~~point will be deducted for each project with an uncured outstanding 8823 which was documented during the previous audit.

3. *General Partner Failure*

One (1) ~~Point~~point will be deducted for each removal for cause as General or Managing Partner of a Tax Credit Property and for each Foreclosure of a loan which is secured by a tax credit property after the credit period ended that occurred in the last three years.

4. *Federal Regulatory Non compliance*

Two (2) ~~Points~~points will be deducted for each failure to comply with Federal regulatory requirements such as Relocation, Davis Bacon, Section 3 requirements or Fair Housing Requirements that occurred in the last three years.

5. *Failure to Operate Property in accordance with DCA, Tax Credit, HOME, TCAP, NSP or Section 1602 program requirements.*

Three (3) points will be deducted for a failure to operate and maintain an affordable housing property in accordance with program regulations and requirements. Projects which have the following ~~conditions identified in any audit for the 12 month period prior to Application Submission~~ shall have points deducted. Examples of failures include but are not limited to the following:

a) 2% or more of units are "down" at a property. (Properties that have experienced a fire or natural disaster may petition for a waiver of this point deduction if the units have been down less than thirty days).
b) Loss of utilities due to the nonpayment of utility bills more than once in a year
c) Severe mold issues or water infiltration in any units that affect the health and safety of the tenants
d) Failure to maintain reasonable standards for provision of heating or air conditioning

e) Failure to maintain or operate amenities and services as set out in the tax credit Application
f) Multiple building code violations for an affordable housing property
g) Significant unpaid receivables for one or more tax credit properties
h) Other deferred maintenance and physical issues that interfere with the ability of the tenant to live in safe, decent housing.
i) Pattern of non-compliance, failure to correct identified issues in a timely manner, repeated physical findings, failure to compliance findings.

6. *Financial/Organizational Failure*

Five (5) points will be deducted for each project that incurs a failure in its financial or organizational structure in the previous five years. Examples of failures include:

a) Foreclosure which results in loss of affordability and recapture of credits
b) Recapture of Credits
b)c) Bankruptcy of Property
c)d) Closure/Abandonment of Property
d)e) Foreclosure or deed in lieu of foreclosure of a DCA HOME loan
e)f) Removal for Cause as General or Managing Partner from three or more properties
f)g) Failure to meet the federal placed in service deadline for a project that has been awarded tax credits resulting in the loss or significant recapture of credits

C. *Calculation of Point Additions*

The following points may be added to the Owner/General Partner Compliance Score if the score after deductions is less than ten (10) points and documentation of successful development and current ownership is provided:

1. **One (1) point** will be added if the General Partner can demonstrate that he/she has successfully developed and currently owns ten (10) Tax Credit Properties .

   OR

2. **Three (3) points** will be added if the General Partner can demonstrate that he/she has successfully developed and currently owns fifteen (15) Tax Credit Properties.

   OR

3. **Four (4) points** will be added if the General Partner can demonstrate that he/she has successfully developed and currently owns twenty (20) Tax Credit Properties.

   OR

4. **Five (5) Points** will be added if the General Partner can demonstrate that he/she has successfully developed and currently owns more than (20) Tax Credit Properties.

Minimum Required Documents for Point Additions: If properties are located outside of Georgia, Documentation from state HFA that documents the development and ownership of the required number of tax credit properties.

Exhibit A to Appendix II
Rural Counties

For ~~Scoring~~scoring purposes and for the Rural Set-Aside a project must be designated as rural according to the US Department of Agriculture.

OR

Appear on this list of Rural /Non-Metropolitan Counties:

Appling	Decatur	Lee	Sumter
Atkinson	Dodge	Lincoln	Talbot
Bacon	Dooly	Long	Taliaferro
Baker	Early	Lumpkin	Tattnall
Baldwin	Echols	Macon	Taylor
Banks	Effingham	Madison	Telfair
Ben Hill	Elbert	Marion	Terrell
Berrien	Emanuel	McDuffie	Thomas
Bleckley	Evans	McIntosh	Tift
Brantley	Fannin	Meriwether	Toombs
Brooks	Franklin	Miller	Towns
Bryan	Gilmer	Mitchell	Treutlen
Bulloch	Glascock	Monroe	Troup
Burke	Gordon	Montgomery	Turner
Butts	Grady	Morgan	Twiggs
Calhoun	Greene	Murray	Union
Camden	Habersham	Oconee	Upson
Candler	Hancock	Oglethorpe	Walker
Catoosa	Haralson	Peach	Ware
Charlton	Harris	Pierce	Warren
Chattahoochee	Hart	Polk	Washington
Chattooga	Irwin	Pulaski	Wayne
Clay	Jackson	Putnam	Webster
Clinch	Jeff Davis	Quitman	Wheeler
Coffee	Jefferson	Rabun	White
Colquitt	Jenkins	Randolph	Wilcox
Columbia	Johnson	Schley	Wilkes
Cook	Jones	Screven	Wilkinson
Crawford	Lamar	Seminole	Worth
Crisp	Lanier	Stephens	
Dade	Laurens	Stewart	