

Tab 9 Community and Economic Impact / Community Revitalization Plan

Community and Economic Impact:

It is the goal of the Agency to encourage affordable housing in areas with job opportunities, in areas near strong and stable communities and in areas which demonstrate the capacity for community revitalization opportunities. The Applicant must provide a narrative which outlines how the proposed housing development meets the Selection Criteria identified below.

1. Underserved Areas

a. General Occupancy - Areas of Opportunity

- Low poverty rates
- Limited affordable housing options, both subsidized and non-subsidized
- Limited affordable housing production in past 20 years
- Close proximity to employment
- Strong housing markets
- High owner-occupied markets

b. General Occupancy – School Performance Standards

- Located in a school district which has at least a 70% Building Level Academic Score as set forth in the PA State Performance Profile at www.paschoolperformance.org for the public high school.

(At this time, the Pennsylvania Department of Education (“PDE) is currently reviewing and undertaking a comprehensive revision to the information and measures used on the SPP. While PDE is supportive of the current SPP data, it may not be fully representative of the performance and progress being undertaken by local school districts. PDE expects to have the most recent data on public high school scores in late 2015 while also addressing the need to migrate to the use of measures more linked to the Common Core Standards. These revisions will likely results in changes to individual school scores but the current information available at the PDE website is still relevant/useful for purposes of this evaluation and scoring.)

c. Senior Occupancy Developments

- Large number of seniors eligible for affordable housing
- Limited affordable housing options, both subsidized and non-subsidized
- Limited affordable housing production in past 20 years
- Close proximity to amenities for the senior population, including health and retail establishments, home health agencies and hospitals

Community Revitalization Plan, Municipal and Local Support, Access to Transportation and Existing Infrastructure, Community Resources, and Suitability of Site:

A critical circumstance is the development's forming an important part of a broader or

comprehensive program of neighborhood improvement which has the capability of changing fundamentally the character of that neighborhood or enhancing the lives and amenities available to residents of the community. Such improvement should include the provision of mixed income housing. A program of neighborhood improvement includes municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with an existing comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative. Such funding commitments or major investments cannot be derived solely from the development of Tax Credit properties and may include proposals participating in: Main Street, Elm Street, Neighborhood Partnership or other programs of the Commonwealth; the Agency's Homeownership Choice Programs; New Markets Tax Credits; the Healthy Village Initiative of the Local Initiatives Support Corporation; the Blueprint Communities Initiative of the Federal Home Loan Bank or similar community support programs. Additionally, the plan should generally include municipal support, private investment and/or private sector commitments to the area or evidence infrastructure in place to support the development. The Agency will consider in its evaluation of community impact the use of existing housing or buildings if the development is not located in a qualified census tract.

- Community Revitalization Plan – developments contributing to an existing community revitalization plan as evidenced by a letter from an official of the local government explaining how the development will contribute to the community revitalization plan. The letter should be specific to the proposal and must identify the official title of the community revitalization plan along with the year in which it was adopted. The Agency may accept a copy of the community revitalization plan in lieu of a letter from the local government in the event the developer is unable to obtain such a letter. A county or municipal zoning or land use plan does not qualify as a community revitalization plan.
- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.
- Mixed-Income Housing – developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percent (15%) of the units shall be targeted as market rate units.
- Transit-Oriented Design – developments located within one-half mile of a completed or planned public transportation fixed route stop.
- Walkability – developments which have walk scores of at least 70 for urban locations and 50 for suburban/rural locations according to www.walkscore.com (for scattered site projects, a walk score will be obtained for each site and a weighted average based upon number of units at each site will be calculated).
- Site – site suitability for the proposed use. Site suitability will be based on the following features: unit size mix, including number of efficiency units; neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land;

if scattered site, overall impact on the neighborhood; completed project's improvement to or impact on the neighborhood.

For Preservation Properties:

Developments seeking consideration for the Preservation Preference must demonstrate the need for Tax Credits to extend the affordability period of the existing property to ensure the continued availability of long-term subsidy or to address immediate health and safety concerns of the development. Consideration will be given for the following factors: ability to convert to market, loss of long-term subsidy, need for immediate health and safety improvements, good-faith compliance with original extended use commitments, financial impact of proposed improvements (including energy efficiency upgrades), and economic impact on the existing community. Additional consideration will be given for those developments which include municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with a comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative.

- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.
- Risk of Loss Due to Market Conversion or Sale – developments which are at risk of conversion to market rate housing. To be eligible for consideration, applications must include evidence that Section 8 project-based or similar affordability restrictions expire within twelve (12) months from the date of application. Additionally, evidence of substantial occupancy of not less than ninety percent (90%) over the last five (5) years must be provided.
- Risk of Loss Due to Critical Physical Needs – developments which are beyond fifteen (15) years of initial loan closing and tax credit placed in service date and at least one major physical plant component must be replaced or repaired or there is evidence of the need for an immediate health or safety improvement. Applicants must demonstrate that there has been a good faith effort to keep the property up to Uniform Physical Condition Standards.
- Mixed-Income Housing – developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percentage (15%) of the units shall be targeted as market rate units.
- Transit-Oriented Design – developments located within one-half mile of a completed or planned public transportation fixed route stop.
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neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land; if scattered site, overall impact on the neighborhood; completed project's improvement to or impact on the neighborhood.

Items to be included for Community Revitalization:

- Attached Community Revitalization Plan form
- Letter from Local Government
- Local Government Financing Commitment Documentation
- Evidence of Major Investment
- Approved Community Revitalization Plan with reference to Site/Use
- Preservation documentation as applicable
- Copy of Academic Performance printout from www.paschoolperformance.org for the public high school that serves the residents in the development (if applicable)