

**Tab 3 - Selection Criteria Self-Scoring**

All applicants must complete the Selection Criteria Self-Scoring Sheet. Prior to completing, review the detailed Selection Criteria as presented in the Qualified Allocation Plan as well as required information in corresponding Tabs. **A narrative of the applicant's selections is recommended.**

Include copies of the school score printout as well as copies of the Walk Score printouts for each address included in the proposed development. If the scores vary, a weighted average will be used.

## SELECTION CRITERIA SELF-SCORING SHEET

All Applications submitted under the PennHOMES and Tax Credit Programs will be ranked in accordance with the Selection Criteria shown in the Qualified Allocation Plan. The applicant is required to complete this self-scoring sheet and submit under Tab 3 of the Application. The self-scoring sheet will assist the Agency in its review of the Application and will demonstrate for the applicant the competitiveness of the proposal. The Selection Criteria included in the Qualified Allocation Plan provides a detailed description of each of these categories.

### A. Community and Economic Impact

**37 points**

It is the goal of the Agency to encourage affordable housing in areas with job opportunities; in areas near strong and stable communities, in areas which demonstrate the capacity for community revitalization opportunities, and in developments which promote community and economic development and address social inequities. The Market Study /Needs Assessment must identify the criteria set forth in the Community and Economic Impact Selection Criteria for ranking consideration in this category. To that end, up to 37 points may be awarded to developments located in areas that demonstrate the following relative to the immediate market area:

1. Underserved Areas – up to 15 points

a. General Occupancy/Areas of Opportunity – up to thirteen (13) points. Considerations include: 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 and High owner-occupied markets.

*Points for A.1.a.* \_\_\_\_\_

b. General Occupancy – School Performance Standards (SPP) – The Agency may award up to two (2) points to those developments located in a public school district whose senior high school combined average in English, Mathematics and Science proficiency on the Pennsylvania System of School Assessments (PSSA)\* is the following:

\*PSSA information is listed at <http://www.paschoolperformance.org/>

Provide the name of the **PUBLIC high school** serving the neighborhood where this project is located: \_\_\_\_\_

<u>Percentage</u>	<u>Points</u>
≥70%-80%	1
>80%	2

*Points for A.1.b.* \_\_\_\_\_

c. Senior Occupancy – up to fifteen (15) points – Developments include: 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 and Close proximity to amenities for the senior population, including health and retail establishments, home health agencies, and hospitals.

*Points for A.1.c.* \_\_\_\_\_

**2. Community Revitalization**

New Construction and Substantial Rehabilitation Properties -Up to sixteen (16) points

- a. Community Revitalization Plan – The Agency may award five (5) points for developments contributing to an existing community revitalization plan. To qualify for points in this category, the applicant must submit 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.

*Points for A.2.a.* \_\_\_\_\_

- b. Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award five (5) points to 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. **This does not include funding requests for current Applications.**

<u>Program Name</u>	<u>Funding Amount</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

*Points for A.2.b.* \_\_\_\_\_

- c. Mixed-Income Housing – The Agency may award two (2) points for developments which incorporate market rate units as part of the unit mix with a demonstrated financial benefit to the development. In order to qualify for points, at a minimum fifteen percent (15%) of the units **but no more than fifty percent (50%) of the units** shall be targeted as market rate units. Developments utilizing Income Averaging are ineligible to be considered for points in this category.

Number of market rate units: \_\_\_\_\_

*Points for A.2.c.* \_\_\_\_\_

- d. Transit-Oriented Design – The Agency may award two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop **or located in an area with an alternate accessible no cost transportation option.** (Provide exact distance from site to stop. If requesting points for a planned stop, evidence from the public transportation company agreeing to add the stop on the route must be provided.)

*Points for A.2.d.* \_\_\_\_\_

- e. Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to [www.walkscore.com](http://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. Please provide a printout of each site’s score):

<u>Urban</u>		<u>Suburban/Rural</u>	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
≥80	2	≥70	2
≥70-79	1	≥50-69	1

Points for A.2.e. \_\_\_\_\_

Preservation Properties – up to seventeen (17) points

- f. Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award three (3) points to 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. **This does not include funding requests for current Applications.**

<u>Program Name</u>	<u>Funding Amount</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Points for A.2.f. \_\_\_\_\_

- g. Risk of Loss Due to Market Conversion or Sale – The Agency may award four (4) points to 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 sustained occupancy greater than ninety percent (90%) over the last five (5) years must be provided.

Points for A.2.g. \_\_\_\_\_

- h. Risk of Loss Due to Critical Physical Needs – The Agency may award four (4) points to 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.

Points for A.2.h. \_\_\_\_\_

- i. Mixed-Income Housing – The Agency may award two (2) points for developments which incorporate market rate units as part of the unit mix with a demonstrated financial benefit to the development. In order to qualify for points, at a minimum fifteen percentage (15%) but no more than fifty percent (50%) of the units of the units shall be targeted as market rate units. Developments utilizing Income Averaging are ineligible to be considered for points in this category.

Number of market rate units: \_\_\_\_\_

Points for A.2.i. \_\_\_\_\_

- j. Transit-Oriented Design – The Agency may award two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop **or located in an area with an alternate accessible no cost transportation option.** (Provide exact distance from site to stop. If requesting points for a planned stop, evidence from the public transportation company agreeing to add the stop on the route must be provided.)

Points for A.2.j. \_\_\_\_\_

- k. Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to [www.walkscore.com](http://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. Please provide a printout of each site’s score):

<u>Urban</u>		<u>Suburban/Rural</u>	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
≥80	2	≥70	2
≥70-79	1	≥50-69	1

Points for A.2.k. \_\_\_\_\_

- 3. Developments that Address Social Inequities and Local Disparities – The Agency may award five (5) points for developments that specifically promote community and economic development and address social inequities. To qualify for points in this category, applicants must complete the “Social Inequities and Local Disparities Certification” included in Tab 9 of the Application. **In addition to the Certification form, a narrative must be provided which outlines the unique initiatives and outreach to help dissuade social injustice above and beyond typical rent-up outreach.**

Points for A.3. \_\_\_\_\_

**Total Points for A. Community and Economic Impact (Maximum 37 pts.)** \_\_\_\_\_

**B. Resident Population and Services**

**62 points**

1. **Income and Rent Targeting** – The Agency may award up to twenty (20) points for developments that the following percentages of units are designed to be occupied by and affordable to residents with incomes that are at or below fifty percent (50%) of the area median income.

<u>Percentage</u>	<u>Points</u>
>10-20%	4
>20-30%	8
>30-40%	12
>40-50%	16
>50%	20

Number of units at or below 50 percent of area median income: \_\_\_\_\_ /

Total number of units in project (including market rates units): \_\_\_\_\_ =

\_\_\_\_\_ %

*Points for B.1.* \_\_\_\_\_

2. **Designated Populations & Supportive Services** – The Agency may award up to **twelve (12) Points** to developments who provide evidence that appropriate services will be provided for the entire resident population for the duration of the compliance period. (See **QAP and/or Supportive Services Plan Outline and Questionnaire in Tab 11 for scoring details**)

Targeted population \_\_\_\_\_

*Points for B.2.* \_\_\_\_\_

3. **a. Accessible Units – New Construction/Substantial Rehab.** - Ten (10) points may be awarded to New Construction or Substantial Rehab. developments where the developer agrees to provide three times (always round up) as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development. Five (5) points may be awarded to developments where the developer agrees to provide two times (always round up) as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development. All employee units and market rate units must be included in the total unit count when calculating the required number of accessible units.

Number of accessible units required under:

Local Mandate: \_\_\_\_\_ State mandate: \_\_\_\_\_ Federal mandate: \_\_\_\_\_

Number of accessible units to be provided: \_\_\_\_\_

*Points for B.3.a.* \_\_\_\_\_

**b. Accessible Units – Preservation** - Ten (10) points may be awarded to Preservation Developments in this category if the development increases the number of fully accessible units which meet current standards in the development by at least ten (10) percent of the total units available, and Five (5) points for an increase of at least five (5) percent of the total units available. If an existing development already has three times the federal minimum number of accessible units, they will be eligible for ten (10) points. **If an existing development already has twice the federal minimum number of accessible units that meet current accessibility standards (ANSI A117.1 – Current adopted edition), they will be eligible to receive five (5) points in this category. Waivers of the current standard will not be permitted if requesting points in this category.**

Number of existing fully accessible units (by current standards): \_\_\_\_\_

Number of fully accessible units to be provided: \_\_\_\_\_

Increasing number of fully accessible units by 5% = 5 points

Increasing the number of fully accessible units by 10% = 10 points

*Points for B.3.b.* \_\_\_\_\_

4. **Large Families** – The Agency may award up to ten (10) points for those developments providing affordable units with three or more bedrooms for large families. High rise developments (7 stories or more) and senior housing cannot qualify for this category. Points will be considered for developments that include the following percentages of affordable units with three or more bedrooms:

Urban		Suburban/Rural	
Percentage	Points	Percentage	Points
>15-20%	6	>10-15%	6
>20-25%	8	>15-20%	8
>25%	10	>20%	10

State number of three or more bedroom affordable units to be developed: \_\_\_\_\_

State percentage of three or more bedroom units to the total number of units in the development: \_\_\_\_\_

*Points for B.4.* \_\_\_\_\_

5. **Broadband and Internet Access** – The Agency may award up to five (5) points for Applications which commits to the following:

- a device sharing program for residents to provide access to internet resources to all units; **AND**
- providing free broadband/WiFi hotspots to enable internet access for residents in all units and visitors in public areas of the Development; **AND one of the following:**
- providing free internet/WiFi access to residents in all residential units; **OR**
- providing an internet utility allowance equivalent to the cost of local data provider services for low-income tenants.

To the extent that internet service is not available to the Development, an Applicant may qualify for the points in this category by committing to make the articulated services available at such time that service is extended and made available to the Development.

Note: The scoring criteria outlined above are in addition to the Threshold requirements regarding the installation of Broadband Infrastructure outlined in the Qualified Allocation Plan that must be met by all projects.

Points for B.5. \_\_\_\_\_

6. **PHFA’s Section 811 Program Participation** – up to five (5) points

The Agency has established specific criteria for participation in the Agency’s Section 811 Program. In order to be considered developments seeking consideration must identify in the Intent to Submit a request for consideration for Section 811 program eligibility. The Agency will determine qualification for participation under the Section 811 program and will notify Applicants prior to submission of the entire Application package. Additionally, the property manager must have satisfactory experience with the Section 811 program or HUD’s Section 8 Program. Please see Agency Section 811 guidance for more information.

Five points may be awarded for applications with applicants and/or management agents that agree to include Section 811 units designated for persons with disabilities ages 18 - 61. To receive consideration for points, at least ten percent (10%) of the units or five (5) units in Urban areas or four (4) units in Suburban/Rural areas, whichever is greater, must be Section 811 units. Additionally, (1) all Section 811 units must be one-bedroom units; AND (2) at least two of the Section 811 units must be accessible units at the 50% Tax Credit rent.

Points for B.6. \_\_\_\_\_

**Total Points for B. Resident Population and Services (Maximum 62 pts.)** \_\_\_\_\_

**C. Development Characteristics**

**35 points**

**(Maximum points for sections C.1. C.2. & C.3 combined is 30 points. An additional five (5) points can be awarded for section C.4. for a total maximum points of 35 for Section C.)**

1. **Smart Site Selection** - Points may be awarded to the following types of properties:
  - a. Five (5) points may be awarded to those developments located on a brownfield. (A former industrial or commercial property on which redevelopment or reuse is complicated by the presence of a hazardous substance, pollutant or contaminant. The presence of lead-based paint, asbestos or an underground storage tank does not constitute a Brownfield. The remediation of the environmental hazard must be within the scope of this project to qualify for these points.)

*Points for C.1.a.. \_\_\_\_\_*

- b. Seven (7) points may be awarded to those developments considered Blight Remediation or Residential Infill. (Residential Infill - A vacant, but previously developed site or one containing a dilapidated structure that will be demolished, located in an existing developed residential neighborhood or a neighborhood consisting of mixed use residential/commercial properties, where infrastructure for the development is in place or in close proximity). For both residential infill and blight remediation, the proposed development shall be consistent with the type and scale of the neighborhood buildings. If the infill or blight remediation is only part of the total project, it must represent at least **51%** of the total square footage of the project to qualify for these points. Residential over commercial buildings may qualify for these points if this is consistent with the neighborhood buildings.

*Points for C.1.b.. \_\_\_\_\_*

- c. Ten (10) points may be awarded to those developments consisting of an adaptive reuse of an existing building (i.e. the rehabilitation of an existing vacant non-residential building into residential or residential/commercial space. The residential portion of the rehabilitated building must represent at least **51%** of the total residential square footage of the development).

*Points for C.1.c.. \_\_\_\_\_*

2. **Certification under a National Green Building Program** - Ten (10) points may be given to **new construction and substantial rehabilitation** developments achieving certification under **one** of the following green building standards:

- a. Enterprise Green Communities – 2020

*Points for C.2.a.. \_\_\_\_\_*

- b. LEED v4 BD+C Homes & Multifamily Lowrise (1-3 stories) – Silver

*Points for C.2.b.. \_\_\_\_\_*

- c. LEED v4 BD+C Multifamily Midrise – Silver or LEED v4 BD+C New Construction & Major Renovation – Silver (4 stories or more)

*Points for C.2.c.. \_\_\_\_\_*

- d. ICC 700-2020 National Green Building Standard – Silver

*Points for C.2.d.. \_\_\_\_\_*

Ten (10) points may be given to **preservation** developments achieving certification under **one** of the following green building standards:

e. Enterprise Green Communities – 2020 – Moderate Rehab  
*Points for C.2.e.. \_\_\_\_\_*

f. LEED v4 O+M – Multifamily – Certified  
*Points for C.2.f.. \_\_\_\_\_*

g. ICC 700-2020 National Green Building Standard – Silver  
▪ Under Section 305.2 – Whole Building Rating – Bronze  
*Points for C.2.g.. \_\_\_\_\_*

h. ICC 700-2015 National Green Building Standard  
▪ Under Section 305.4 – Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms)  
*Points for C.2.h.. \_\_\_\_\_*

3. **Energy Efficiency Goals** – **Only one of the following may be selected:**

a. Reduced HERS Index – five (5) points may be awarded to those developments that exceed the requirements of Energy Star® (the version currently published and enforced by the PA Environmental Protection Agency) by achieving a lower HERS Index as specified in the Guidelines.  
*Points for C.3.a.. \_\_\_\_\_*

b. Zero Energy Ready Home – eight (8) points may be awarded to those developments that achieve certification under the U.S. Department of Energy’s Zero Energy Ready Program; or  
*Points for C.3.b.. \_\_\_\_\_*

c. Zero Energy Ready Home – three (3) points may be awarded to those developments that self-certify to the U.S. Department of Energy’s Zero Energy Ready Program.  
*Points for C.3.c.. \_\_\_\_\_*

d. Passive House – ten (10) points may be awarded to those developments which meet Passive House Requirements (nationally or internationally) for energy efficiency. (See Multifamily Housing Application and Guidelines and [www.passivehouse.us](http://www.passivehouse.us) or [www.passivehouseacademy.com](http://www.passivehouseacademy.com) for additional guidance.) **Passive House Certification is required.**  
*Points for C.3.d.. \_\_\_\_\_*

**4. Build America Buy America (BABA) – five (5) points**

For applicants that are applying for Agency's loan resources including PennHOMES and/or Housing Trust Fund (HTF) / PHARE funds (not including Agency First Mortgages), the Agency will award five (5) points, if the applicant agrees to follow the federal Build America Buy America requirements. If applying for points in this category, the applicant should ensure that the contractor included Build America Buy America when providing the cost estimate used in the Tab 2 budget.

Build America Buy America Act, enacted as part of the Infrastructure Investment and Jobs Act on November 15, 2021, established a domestic content procurement preference for all Federal financial assistance obligated for infrastructure projects (including rental housing) with various enactment dates based on funding sources. Currently, the Agency has some federal funds with this requirement and some that does not have this requirement. For applicants, that agree to follow the Build America Buy America Act, the Agency will award five (5) points.

*Points for C.4. \_\_\_\_\_*

**Total Points for C. Development Characteristics (Maximum 35 pts.) \_\_\_\_\_**

**D. Development Team and Process**

**93 points**

1. **Development Team** – The Agency may award up to forty-one (41) points for the experience of the development team in creating the type and size of the property. The development team members include the applicant, architect, general contractor, attorney, and management agent. Please note that the Agency will be reviewing the cohesiveness of the Development Team. A cohesive team is defined as a “team or working group that demonstrates consistent integrated communications and operations related to a particular development.”

a.1. **Experience of Applicant(s)/General Partner(s)** (or any related entity) - up to nine (9) points:

Applicant/General Partner \_\_\_\_\_  
 Number of Tax Credit developments with PIS package submitted \_\_\_\_\_/  
 % of Ownership \_\_\_\_\_% = \_\_\_\_\_

Co-Applicant/General Partner \_\_\_\_\_  
 Number of Tax Credit developments with PIS package submitted \_\_\_\_\_/  
 % of Ownership \_\_\_\_\_% = \_\_\_\_\_

Average number of Eligible Tax Credit Developments \_\_\_\_\_

Number of Developments	Points
1-4	3
5-10	6
≥11	9

*Points for D.1.a.1. \_\_\_\_\_*

(or)

a.2. **Experienced housing consultant** (3 points): \_\_\_\_\_

*Points for D.1.a.2.. \_\_\_\_\_*

**b.1. Experience of Management Agent with Tax Credit units - up to nine (9) points:**

Management Agent: \_\_\_\_\_

Number of Tax Credit units managed \_\_\_\_\_

Number of TC Units	Points
25-150	3
151-300	6
≥301	9

(or)

*Points for D.1.b.1.* \_\_\_\_\_

**b.2. Experienced Housing Management Consultant (3 points) :** \_\_\_\_\_

*Points for D.1.b.2.* \_\_\_\_\_

**c. Experience of Attorney in the Tax Credit program – two (2) points**

Attorney: \_\_\_\_\_

*Points for D.1.c.* \_\_\_\_\_

**d. Experience of General Contractor– two (2) points**

General Contractor: \_\_\_\_\_

*Points for D.1.d.* \_\_\_\_\_

**e. Experience of Architect – two (2) points (one (1) point for Design Architect and one (1) point for Construction Contract Administration Architect)**

Design Architect: \_\_\_\_\_

*Points for D.1.e.1.* \_\_\_\_\_

Construction Contract Architect: \_\_\_\_\_

*Points for D.1.e.2.* \_\_\_\_\_

- f. **Joint venture with a Small Diverse Business or a Veteran Business Enterprise** in the development team, as verified by the Bureau of Diversity Inclusion and Small Business Opportunities of the Pennsylvania Department of General Services, or a qualified small business. A qualified small business is a real estate development company which meets the following criteria: 1) actively engaged in development activity for at least 3 years; 2) has participated in at least three (3) development projects in some capacity; and 3) has been involved in the development of no more than 500 units of housing. A non-profit entity is eligible to receive points as an Owner/Developer and/or Management Agent if a minimum of fifty-one percent (51%) of the members of their board are minorities, women or veterans as evidenced as a requirement in the non-profit's By Laws. Furthermore, the Agency encourages business opportunities for new or underutilized small diverse businesses in the development team.

To receive points in this section, the Joint-Venture must fit the following definition; "A joint venture is a combination of two or more parties that collectively together will develop the project, sharing the workload, the risks, the ownership, and the profits / developer fee associates with the development. Only one entity will be considered and scored as an Owner/Developer in accordance with the table below, with a maximum of seventeen (17) points awarded:

<b><u>Check if applicable</u></b>	<b><u>Firm/Entity</u></b>	<b><u>MBE/WBE/VBE Business Certified with DGS</u></b>	<b><u>Qualified Small Business Points for Participation Self Certification</u></b>
_____	Owner/Developer	17 points	10 points
_____	Owner Developer Joint Venture With at least 51% ownership, at least 51% workload and at least 51% split of the developer fee	13 points	8 points
_____	Owner/Developer Joint Venture With at least 30% ownership, at least 30% workload and at least 30% split of the developer fee	8 points	5 points
_____	Management Agent (minimum 2 year contract)	6 points	3 points

Points for D.1.f..\_\_\_\_\_

**2. Material Participation of Minority, Women’s and Veteran’s Businesses** – The Agency may award up to fifteen (15) points for material participation in the development team by a Small Diverse Business or a Veteran Business Enterprise which meets eligibility criteria of the all-inclusive Small Diverse Business Program (“SBD”) operated by the Department of General Services, or a qualified small business that meets the definition above in Section D.1.f To be verified as a SBD by the Department of General Services, the SBD must:

- (1) already hold and/or obtain a diverse business certificate (for one of the populations listed on the Department of General Services website) from one or more third-party certifiers recognized by the Commonwealth of PA and upload the certificate into the Commonwealth’s portal. A certification /verification checklist and a list of third-party certifies can be located at the following link: [Small Business Certification and Small Diverse Business and Veteran Business Enterprise Verification Checklist \(pa.gov\)](#).
- (2) Once the diverse certificate is obtained, the SBD can then apply to the Department of General Services to obtain the “Small” Diverse Business Certificate.

Multiple entities will be considered and scored in accordance with the table below, with a maximum of 15 points awarded.

<u>Firm/Entity</u>	<u>1%-4.99% of Total Development Cost</u>	<u>≥5% of Total Development Cost</u>
Professional Services (cannot be combined for points)	1 point	2 points
General Contractor	1 point	2 points
Sub-Contractors/Vendors (Maximum 2 points)	1 point	2 points

*Points for D.2.\_\_\_\_\_*

Firm/Entity Name (if selected at application)	Entity Type	Service to be Provided	Contract Amount	% of Total Development Costs	Points Requested

3. **Zoning** – up to ten (10) points

Ten (10) points will be awarded for developments which demonstrate that all zoning approvals have been secured for all sites included in the Application, to the satisfaction of the Agency, including all variances and special exceptions.

OR

Five (5) points will be awarded for developments which do not possess full zoning approval but which provide a letter from a qualified attorney or local zoning official which articulates and identifies a realistic and timely path forward to secure final zoning approval.

*Points for D.3. \_\_\_\_\_*

4. **Commitment of Funds** – up to twenty-seven (27) points

- a. Evidence of Fully Funded Development – The Agency may award five (5) points to developments that demonstrate that all funding commitments are in place, excluding requests for Agency First Mortgage Financing, PennHOMES or HTF. Projects with financing gaps of less than 25% of the developer fee shown in the capital budget are able to qualify for these points. No points will be awarded in this category if a Development requires greater than a 25% reinvested developer fee. Unless otherwise approved by the Agency, developments requesting consideration in this category will not be considered for additional awards of Agency funding (Tax Credit or loan) at any time during processing through placement in service.

*Points for D.4.a. \_\_\_\_\_*

- b. Inclusion of Private Capital and Soft Debt Funds** – The Agency may award up to eight (8) points for the inclusion of permanent amortizing debt and/or soft financing private sources, state or local programs, nonprofit organizations, foundations and/or federal programs. This category includes equity from historic tax credits and land and/or building donation (subject to verification by a current appraisal). This category does not include a PennHOMES or PHARE Program request that has not been approved. Applications with a donation or a reduction in development-related fees (i.e., tap-in, impact, recreational and/or other development rights by the local government unit/municipality) may also be included. The reduction must be measurable and based upon an existing fee schedule that applies to all developments.

<u>Loan</u>	<u>Amount</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Comparison will be made between total qualifying financing and total development costs, with possible points granted as follows:

<b>Participating Jurisdiction Percentage</b>	<b>Nonparticipating Jurisdiction Percentage</b>	<b>Points</b>
5-10%	2-5%	2
>10-20%	>5-10%	4
>20-30%	>10-20%	6
>30%	>20%	8

*Points for D.4.b.* \_\_\_\_\_

- c. Inclusion of Assumed Debt on Preservation or Related Party Financing** – The Agency may award up to two (2) points for the existing debt on preservation projects or substantial rehabilitation projects as outlined below.

<u>Loan</u>	<u>Amount</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

<b><u>Percentage</u></b>	<b><u>Points</u></b>
≥10-30%	1
>30%	2

*Points for D.4.c.* \_\_\_\_\_

- d. **Inclusion of Funding Applied For and To Be Applied For** – The Agency may award up to two (2) points for identified funding listed as applied for or to be applied for. In accordance with the Code, all applications must identify all sources of funding (including those to which the Applicant expects to apply). Consideration for soft financing will be given for those sources with an interest rate at or below the long term applicable federal rate in effect at the month of closing (which shall be evidenced by an executed note at closing). To be considered for points in this category, the amount may not exceed twenty-five percent (25%) of developer fee and Applicant must provide evidence of the commitment to reinvest developer fee in an amount equal to the amount of the identified funding. The Agency will use this funding as a source in determining the Tax Credit award.

<u>Loan</u>	<u>Amount</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

<u>Percentage</u>	<u>Points</u>
≤15%	1
≥15.01% to 25%	2

*Points for D.4.d.* \_\_\_\_\_

- e. **Inclusion of Applied for PennHOMES Funding** – The Agency may award two (2) points for Applications seeking PennHOMES funds as part of its financing plan. Applicants must demonstrate the ability to meet all PennHOMES program requirements. A minimum of \$500,000 in PennHOMES funding is required for consideration in this category.

*Points for D.4.e.* \_\_\_\_\_

- f. **Inclusion of Applied for Agency First Mortgage Financing** – The Agency may award five (5) points for Applications which request Agency First Mortgage Financing as part of its financing plan. Applicants must meet Agency underwriting requirements, as more further described in Tab 21 of the Guidelines, in order to qualify for points in this category.

*Points for D.4.f.* \_\_\_\_\_

- g. **Inclusion of Project Based Unit Subsidy** – The Agency may award up to two (2) points for the inclusion of Project Based Section 8 assistance or ACC subsidy for at least fifty percent (50%) of the units in the development.

*Points for D.4.g.* \_\_\_\_\_

- h. Evidence of Tax Abatement** – The Agency may award up to one (1) point for developments that provide evidence of receipt of a real estate tax abatement from the municipal taxing authority. The abatement period should be a minimum of five years to qualify for points. (Provide documentation evidencing abatement behind Tab 20, Certification of Subsidies.)

Taxing Authority: \_\_\_\_\_

Type of Tax and Amount: \_\_\_\_\_

*Points for D.4.h.* \_\_\_\_\_

- 5. Noncompliance** – The Agency may deduct up to ten (10) points from the score for proposals involving either an Applicant (or any member of the development team) that participates in a Pennsylvania Tax Credit development or the management of a Tax Credit development located in the State of Pennsylvania that is delinquent in payments or has materially defaulted on obligations to the Agency, has not met required submissions and program deadlines, has unresolved IRS Form 8823 noncompliance issues, has not met the requirements of the Restrictive Covenant Agreement, has failed to submit a timely Placed-in-Service/Cost Certification package which resulted in a loss of Tax Credits to the Agency, has engaged in an early termination of a Tax Credit project, or has made changes in a selection criteria or failed to meet the selection criteria for which an allocation of Tax Credits was previously made.

*Negative points for D.5.* \_\_\_\_\_

**Total Points for D. Development Team and Process (Maximum 91 pts.)** \_\_\_\_\_

**E. Development Cost Savings**

**10 points**

**NOTE: Development Cost Savings Selection Criteria is suspended for 2024 due to current market conditions.**

The Agency may award up to ~~ten (10) points~~ to Applications which demonstrate costs less than the median total development costs of the total Applications submitted. The Agency will determine the median total development cost per square foot (less the cost of acquisition, reserves and commercial space) and will award points based on certain ranges as stated below. Preservation Applications and those located in Philadelphia will not be included when determining the median costs in a cycle. The Agency will award points to Preservation and Philadelphia applications as they compare against each other. For all other developments, the Agency will award points based upon the construction type: single family/townhouse, multi-story multifamily buildings, and adaptive re-use buildings as they compare against each other. In addition to submission of certifications that the building as designed and as constructed will meet/meets all labor and material standards set forth in applicable local or statewide codes (without sacrificing unit size and other building amenities), the Agency reserves the right to require additional certifications from local officials or building design professionals prior to the issuance of an IRS Form 8609 for the building or to conduct its own site visits during construction to ensure that the quality of construction is not compromised by cost savings.

\_\_\_\_\_ Applicant's calculation of cost per square foot for this development: \_\_\_\_\_

<b>Percentage Below Median Replacement Cost:</b>	<b>Points</b>
At least 10%	5
>15%	10

**Total Points for E. Development Cost Savings (Maximum 10 pts.)** \_\_\_\_\_

**F. Complete Application Package**

**5 points**

**Complete Application Package** – The Agency may award five (5) bonus points for Applications that are submitted with all required Application exhibits and information as delineated in the Application Checklist and the Application Guidelines.

**Total Points for F. Other (Maximum 5 pts.)** \_\_\_\_\_

**Estimated Total Points Through Self-Scoring\*** \_\_\_\_\_

**\*Note:** Maximum of 232 points available. To receive an award of 9% Tax Credits, an Application must meet a minimum point threshold of one hundred and twenty-five (125) points for new construction and/or rehab. developments and 110 points for preservation developments.

The minimum point threshold for all 4% Tax Credit developments is 110 points.