

Tab 3 - Selection Criteria Self-Scoring

All applicants must complete the Selection Criteria Self-Scoring Sheet. Prior to completing, review the Selection Criteria as presented in the Qualified Allocation Plan. A narrative of the applicant's selections is recommended but not required.

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 42 points

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 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 42 points may be awarded to developments located in areas that demonstrate the following relative to the immediate market area:

1. Underserved Areas – up to 20 points

a. General Occupancy - Areas of Opportunity – up to 18 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 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 20 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 21 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. Plans 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. The plan must be neighborhood specific and articulate and demonstrate how the development will fulfill or achieve meaningful change in the community, citing and evidencing attributes in measurable terms.

Points for A.2.b. _____

- c. 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.c. _____

- d. 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 twenty-five percent (25%) 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.d. _____

- e. 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. (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.e. _____

- f. Walkability – The Agency may award up to two (2) points for developments which have the following walk scores 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. 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.f. _____

For Preservation Properties – Up to 22 points

- a. Plans 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. The plan must be neighborhood specific and articulate and demonstrate how the development will fulfill or achieve meaningful change in the community, citing and evidencing attributes in measurable terms.

Points for A.2.g. _____

- b. 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.h. _____

- c. 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.i. _____

- d. 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.j. _____

- e. 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%) 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.k. _____

- f. 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. (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.l. _____

- g. Walkability – The Agency may award up to two (2) points for developments which have the following walk scores 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. Please provide a printout of each site's score):

a. Urban		Suburban/Rural	
Percentage	Points	Percentage	Points
≥80	2	≥70	2
≥70-79	1	≥50-69	1

Points for A.2.m. _____

Total Points for A. Community and Economic Impact (Maximum 42 pts.) _____

B. Development Characteristics

30 points

Energy Conservation/Green Building – The Agency may award up to **30 points** maximum for the provision of the following: (initial all that apply)

Smart Site Selection - Points may be awarded to the following types of properties:

- _____ 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.)
- _____ Seven (7) points may be awarded to those developments considered 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. The infill shall be consistent with the type and scale of the neighborhood buildings. If the infill structure 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.)
- _____ 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).

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:

- _____ Enterprise Green Communities – **2020**
- _____ LEED v4 BD+C Homes & Multifamily Lowrise (1-3 stories) – Silver
- _____ LEED v4 BD+C Multifamily Midrise – Silver or LEED v4 BD+C New Construction & Major Renovation – Silver (4 stories or more)
- _____ **ICC 700-2020** National Green Building Standard - Silver

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

- _____ Enterprise Green Communities – **2020** – Moderate Rehab
- _____ LEED v4 O+M – Multifamily - Certified
- _____ **ICC 700-2020** National Green Building Standard – Silver
 - Under Section 305.2 – Whole Building Rating – Bronze
- _____ **ICC 700-2015** National Green Building Standard
 - Under Section 305.4 – Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms)

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

- _____ Reduced HERS Index – five (5) points may be awarded to those developments that exceed the requirements of Energy Star® Version 3.0 by achieving a lower HERS Index as specified in the Guidelines.

- _____ Zero Energy Ready Home – seven (7) points may be awarded to those developments that achieve certification under the U.S. Department of Energy’s Zero Energy Ready Program; or

- _____ 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 or www.passivehouseacademy.com for additional guidance.) **Passive House Certification is required.**

Total Points for B. Development Characteristics (Maximum 30 pts.) _____

C. Resident Population and Services

55 points

1. Income and Rent Targeting – Applicants may be awarded 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 C.1. _____

2. Designated Populations & Supportive Services (Up to 10 Points) – To receive points in this category, the development will provide evidence that appropriate services will be provided for the entire resident population for the duration of the compliance period. (See **Supportive Services Plan Outline and Questionnaire in Tab 11 for scoring details**)

Targeted population _____

Points for C.2. _____

3. Accessible Units - The Agency may award **10 points** for developments providing twice as many fully accessible units than otherwise required (under local, state, or federal mandate, whichever is greater). For preservation developments, consideration will be given if the development increases the number of fully accessible units by at least five percent of the total number of units.

Number of accessible units required under local mandate: _____

Number of accessible units required under state mandate: _____

Number of accessible units required under federal mandate: _____

Number of accessible units to be provided: _____

Preservation Developments:

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

Number of fully accessible units to be provided: _____

Points for C.3. _____

4. Large Families – Up to ten (10) points may be awarded for those developments providing **affordable** units with three or more bedrooms for large families. High rise developments 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	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
>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 C.4. _____

5. 811 Participation in Existing Developments - Five (5) points may be awarded to those developments with applicants and/or management agents that agree to include Section 811 units designated for persons with disabilities ages 18-61 in existing properties or those under development which received a previous award of Tax Credits. Consideration will be given if an applicant enters into an Agreement to Enter into a Rental Assistance Contract or a Rental Assistance Contract for one-bedroom units in eligible Section 811 properties on or before February 5, 2021. For consideration as a management agent, entities must have/or will have experience in the Section 811 program, satisfactory to the Agency, by February 5, 2021. 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.

Points for C.5. _____

Total Points for C. Resident Population and Services (Maximum 55 pts.) _____

D. Development Team and Process

74 points

1. 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 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.1. _____

2. Development Team – The Agency may award up to twenty-four (24) points for the experience of the development team in creating the type and size of the property. The development team members include the Applicant/General Partner, Management Agent, Attorney, General Contractor and Architect. The listed entities must match the Development Team listed in the Core Application.

- a. Experience of Applicant(s)/General Partner(s) (or any related entity) (Up to 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

(or)

Experienced housing consultant (3 points): _____

Points for D.2.a. _____

- b. Experience of Management Agent with Tax Credit units (Up to 9 points):

Management Agent: _____

Number of Tax Credit units managed _____

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

(or)

Experienced Housing Management Consultant: _____

Points for D.2.b. _____

- c. Experience of Attorney in the Tax Credit program – 2 points

Attorney: _____

Points for D.2.c. _____

- d. Experience of General Contractor– 2 points

General Contractor: _____

Points for D.2.d. _____

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

Design Architect: _____

Points for D.2.e.a. _____

Construction Contract Architect: _____

Points for D.2.e.b. _____

3. Development Team – 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 minority-owned business, woman-owned business, veteran-owned business or service-disabled veteran-owned business. (See Tab 16 for guidance). Outline the entities, including Owner/Developer and Management Agent, requesting points and number of points requested, on the MBE/WBE/VBE chart below and in Tab 16. The listed entities must also match the Development Team listed in the Core Application. **If the Supportive Service provider is the same as the qualifying MBE/WBE/VBE Owner/Developer or Management Agent, points will not be awarded for Supportive Services under Professional Services.** To Be Determined Sub-Contractor/Vendor entities will be considered, but will be limited to a total of two (2) points.

a.

<u>Firm/Entity</u>	<u>1%-4.99% of Total Development Cost</u>	<u>≥5% of Total Development Cost</u>
Professional Services	1 point	2 points
Sub-Contractors/Vendors	1 point	2 points

b.

Points for D.3.a. _____

<u>Firm/Entity</u>	<u>Points for Participation</u>
Owner/Developer	8 points
Owner/Developer Joint Venture with at least 51% MBE/WBE/VBE partner	8 points
Owner/Developer Joint Venture with at least 30% MBE/WBE/VBE partner	5 points
Management Agent - (Minimum 2 year contract)	3 points

Points for D.3.b. _____

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

4. **Zoning – 10 points**

Ten (10) points will be available for developments who provide a letter from the zoning official 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.

Points for D.4. _____

5. **Commitment of Funds (Up to twenty (25) 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 and a contribution of 25% reinvested developer fee. 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.5.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 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) which may include financing from state or local programs, nonprofit organizations, private capital, and permanent funding from 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:

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

Points for D.5.b. _____

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

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

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

Points for D.5.c. _____

- d. Inclusion of Funding Applied For and 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).** The Agency may award up to two (2) points for identified funding listed as applied for or to be applied for. 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.5.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.5.e. _____

- f. Inclusion of Applied for Agency First Mortgage Financing – The Agency may award three (3) 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 the 2019-2020 Guidelines, in order to qualify for points in this category.

Points for D.5.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.5.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.5.h. _____

Total Points for D. Development Team and Process (Maximum 74 pts.) _____

E. Development Cost Savings

10 points

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.(These points are not available to Tax-Exempt bond applications.)

Applicant’s calculation of cost per square foot for this development: _____.

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

Total Points for E. Development Cost Savings (Maximum 10 pts.) _____

F. Other

5 points

Complete Application Package – The Agency may award **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 216 points available. To receive an award of Tax Credits, an Application must meet a minimum point threshold of one hundred and twenty (120) points for all developments except for those qualifying for the Preservation Preference or utilizing tax exempt financing with 4% Tax Credits which shall be one hundred ten (110) points.