

**MINNESOTA HOUSING FINANCE AGENCY
2004 HOUSING TAX CREDIT PROGRAM
SELF-SCORING WORKSHEET FOR SELECTION POINTS**

Development Name: _____

Address: _____ City: _____

Please indicate below the selection and/or preference priority points expected for your development. Where multiple points per section are available please check the appropriate box (☐) for points claimed. The MHFA will determine actual selection points used, based on the application and additional documentation you have submitted to justify the points claimed. (Attach separate details sheet).

Please Note: If submitting an electronic version of the application, you must also submit a signed original paper Self-Scoring Worksheet for Selection Points (HTC Form 10) with your application package. The scores reflected on both submissions must be identical. You must also be sure both sheets identically reflect all supporting detail information as called for on the sheets. Only the signed original Self-Scoring Worksheet for Selection Points that accompanies the application will be reviewed and considered as the controlling document.

Do not claim points if you do not/cannot provide documentation to justify the points claimed.

Please Note: Deed Restricted Covenants covering the rent restrictions and occupancy requirements presented at selection will be placed on the building(s) at the time of allocation.

ROUND 1 – MINIMUM THRESHHOLD REQUIREMENTS

For applications submitted in Round 1 all applicants statewide must meet one of the following threshold types. If you are applying to Round 1, please indicate the Threshold item you meet:

a. In the Metropolitan Area:

- 1 New construction or substantial rehabilitation in which, for the term of the extended use period (term of the Declaration of Land Use Restrictive Covenants), at least 75 percent of the total tax credit units are single room occupancy units which are affordable to households whose income does not exceed 30 percent of the area median income.
- 2 New Construction or substantial rehabilitation family housing projects that are not restricted to persons 55 years old or older in which, for the term of the extended use period (term of the Declaration of Land Use Restrictive Covenants), at least 75 percent of the total tax credit units contain two or more bedrooms and at least one-third of the 75 percent contain three or more bedrooms; or
- 3 Substantial rehabilitation projects in neighborhoods targeted by the city for revitalization.

b. Outside the Metropolitan Area:

- 1 Projects which meet a locally identified housing need and which are in short supply in the local housing market as evidenced by credible data such as local council resolution submitted with the application. (For Threshold Letter – Sample Format, see HTC Procedural Manual, Reference Materials Index.)

c. Projects that are not restricted to persons of a particular age group and in which, for the term of the extended use period (term of the Declaration of Land Use Restrictive Covenants), a percentage of the units are set aside and rented to persons:

- 1 with a serious and persistent mental illness as defined in Minnesota Statutes § 245.462, Subdivision 20, paragraph (c);

- 2. with a developmental disability as defined in United States Code, Title 42, Section 6001, paragraph (5), as amended;
 - 3. who have been assessed as drug dependent persons as defined in Minnesota Statutes § 254A.02, Subdivision 5, and are receiving or will receive care and treatment services provided by an approved treatment program as defined in Minnesota Statutes § 254A.02, Subdivision 2;
 - 4. with a brain injury as defined in Minnesota Statutes § 256B.093, Subdivision 4, paragraph (a); or
 - 5. with permanent physical disabilities that substantially limit major life activities, if at least 50 percent of the units in the project are accessible as provided under Minnesota Rules chapter. 1340;
- d. Projects, whether or not restricted to persons of a particular age group, which preserve existing subsidized housing, if the use of tax credits is necessary to (1) prevent conversion to market rate use or (2) to remedy physical deterioration of the project which would result in loss of existing federal subsidies; or
- e. Projects financed by Rural Development, which meet statewide distribution goals.

Selection Priorities	Developer Claimed	MHFA Awarded
<p>1. Large Family Housing 10 Points</p> <p>The proposal is for a project that provides family housing that is not restricted to persons 55 years old or older. At least 75 percent of the total tax credit units must contain two or more bedrooms. The tenant selection plan must give preference to families with minor children.</p> <p>To receive these points, the project must meet the minimum HTC design features for family projects and be evidenced by a certification of compliance executed by the owner or architect.</p> <p>Note: If points are claimed/awarded for this category, then no points may be claimed/awarded from the selection priority categories of <u>Single Room Occupancy Housing</u> or <u>Special Populations</u>.</p>	_____	_____
<p>2. Single Room Occupancy Housing 10 Points</p> <p>At least 50% of the total tax credit units must be one bedroom or less with rents affordable to households whose incomes do not exceed 30 percent of AMI. Scores based on gross rent level including utilities before rental assistance. Eligible units must have rents affordable to households whose incomes do not exceed 30 percent of median income without rental assistance.</p> <p>To receive these points, the project must meet the minimum HTC design features for the applicable housing type and be evidenced by a certification of compliance executed by the owner or architect.</p> <p>Note: If points are claimed/awarded for this category, then no points may be claimed/awarded from the selection priority categories of <u>Large Family Housing</u> or <u>Special Populations</u>.</p>	_____	_____
<p>3. Strategically Targeted Resources 10 To 12 Points</p> <p><input type="checkbox"/> The proposal is for the rehabilitation of an existing structure 10 points</p> <p>Note that for all HTC <u>Rehabilitation</u> proposals:</p> <p style="padding-left: 40px;">the amount of rehabilitation must exceed the greater of:</p> <p style="padding-left: 80px;">(a) \$5,000 per low-income unit for the project;</p> <p style="padding-left: 80px;">(b) \$3,000 qualified basis per low-income unit per building; or</p>	_____	_____

<p>(c) 10 percent of the adjusted basis.</p> <p>A qualified preservation project that receives full points for "Preserved Federally Assisted Low Income Housing" may qualify if rehabilitation exceeds the greater of (b) or (c) above.</p> <p>Calculation is based on rehabilitation hard costs and cannot include intermediary costs or soft costs identified in the application; plans and/or scope of work provided at time of application.</p> <p><input type="checkbox"/> The rehabilitation proposal is part of a community revitalization or stabilization plan. 2 additional points</p> <p>Must be evidenced by a letter from the city verifying that the proposed project is part of an approved community revitalization area as established by resolution or other legal action.</p>		
Selection Priorities	Developer Claimed	MHFA Awarded
<p>-OR-</p> <p><input type="checkbox"/> The proposal is for new construction and will utilize existing sewer and water lines without substantial extensions 10 Points</p> <p>To receive these points, the project must meet the minimum HTC design features for the applicable housing type and be evidenced by a certification of compliance executed by the owner or architect</p>	↑	↑
<p>4. Special Populations 3 to 10 Points</p> <p>Projects that are not restricted to persons of a particular age group and in which, for the term of the extended use period (Declaration of Land Use Restrictive Covenants), a percentage of the units are set aside and rented to persons with the following disabilities:</p> <p>(a) a serious and persistent mental illness as defined in Minn. Stat. § 245.462, subdivision 20, paragraph (c);</p> <p>(b) a developmental disability as defined in United States Code, Title 42, Section 6001, paragraph (5), as amended;</p> <p>(c) assessed as drug dependent as defined in Minn. Stat. § 254A.02, subdivision 5, and are receiving or will receive care and treatment services provided by an approved treatment program as defined in Minn. Stat. § 254A.02, Subdivision 2.</p> <p>(d) a brain injury as defined in Minn. Stat. § 256B.093, Subdivision 4, paragraph (a); or</p> <p>(e) permanent physical disabilities that substantially limit major life activities, if at least 50 percent of the units in the project are accessible as provided under Minnesota Rules, Chapter 1340.</p> <p><input type="checkbox"/> A project in which at least 50 percent of the total units are set aside and rented to such persons: 10 points</p> <p>-OR-</p> <p><input type="checkbox"/> A project in which at least 25 percent of the total units are set aside and rented to such persons 3 points</p> <p>If a proposal sets aside a percentage of units for persons with disabilities, the applicant must contact the human services department for the county where the project will be located to discuss the proposal. The applicant must obtain a letter from the human services department indicating that its staff has reviewed the proposed project, and stating whether there is a need for such housing and if the project would be eligible for funds to assist with the social service needs of the residents.</p> <p>In addition, if the project will be delivering supportive services to residents in these units, the proposal must include documentation describing: the scope of services residents will require, specific services the project will offer, whether the applicant will be responsible for delivery or will</p>		

<p>partner with identified organizations (and if so the status of those arrangements and partners' credentials), specific sources that will fund the services and their commitment status, and how residents will be connected to the services.</p> <p>To receive these points, the project must meet the minimum HTC design features for the applicable housing type and be evidenced by a certification of compliance executed by the owner or architect.</p> <p>Note: If points are claimed/awarded for this category, then no points may be claimed/awarded from the selection priority categories of <u>Large Family Housing</u> or <u>Single Room Occupancy Housing</u></p>		
<p>5. Economic Integration 2 Points</p> <p>Two (2) Points will be awarded for the election of 25-50% percent of units affordable to households with rents at or below 60 percent of the area median income to the total units (not including full-time manager or model units) in the project:</p> <p>The corresponding HTC applicable fraction will be based on the number of HTC low income units to total and will be enforced at the time the Carryover Allocation and IRS Form 8609 are prepared to determine the maximum tax credit allocation for the project.</p>	_____	_____
Selection Priorities	Developer Claimed	MHFA Awarded
<p>6. Cooperatively Developed Plan 5 to 10 Points</p> <p style="text-align: center;"><u>City comprehensive plans alone do not qualify for the options below.</u></p> <p><input type="checkbox"/> The proposal is created in accordance with a comprehensive cooperatively developed plan that encompasses housing plus services and/or economic related initiatives. - 10 points</p> <p>Eligible plans include: Saint Paul - Ramsey County Five-Year Low Income Housing and Homeless Services Plan; Minneapolis Hennepin County Homeless Plan</p> <p>or other plans that include housing plus services and/or economic development initiatives</p> <p>- OR -</p> <p><input type="checkbox"/> The proposal is created in accordance with a cooperatively developed plan, which incorporates housing initiatives. - 5 points</p> <p>At a minimum, any combination of the above must have the input of the following entities:</p> <p style="padding-left: 40px;">City or county (or instrumentality thereof) OR Regional Unit of Government</p> <p><u>AND</u> one or more of the following:</p> <p style="padding-left: 40px;">Neighborhood and/or community group Housing provider Fundors</p>	_____	_____
<p>7. Rental Assistance 4 to 18 Points</p> <p>Priority is given to an owner that has entered into negotiations with a Local Housing Authority to receive Project Based Rental Assistance. The assisted units must be located in buildings on the project site. <u>For the purpose of this section, if a proposals contains existing Project Based Assisted units, these units will be counted towards meeting required Rental Assistance percentages.</u></p>	_____	_____

Rent for assisted units must be at or below FMRs (or appropriate payment standard for the project area). Receiving these points and agreeing to a minimum number of assisted units does not release owners from their obligations under the Minnesota Human Rights Act and Section 42 prohibiting refusal to lease to the holder of a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder.

MHFA HTF Rental Assistance is not eligible for these rental assistance points. Indicate the applicable combinations of the below components. Points for A and B cannot be claimed in combination.

- (A) For developments agreeing to set aside at least 20 percent of the total units for project based rental assistance – 10 points.
- (B) For developments agreeing to set aside at least 10 percent but under 20 percent of the total units for the project based rental assistance – 6 points.
- (C) For selected components A or B above, if, in addition, the above commitments are coupled with a commitment from the HRA to provided the project based assistance for a minimum 10 year contract term. – 4 points.
- (D) For developments that cooperatively develop a housing plan to provide other rental assistance (e.g. Section 8, portable tenant based, HUD Operating Subsidy or other similar programs approved by the Agency) to meet the existing need as evidenced at application by a letter of intent signed by both the applicant and the local housing authority. – 4 points.

Selection Priorities	Developer Claimed	MHFA Awarded
<p>NOTE: If points are claimed/awarded for this category, then no points may be claimed/awarded from the preference priority categories of Serves Lowest-Income Tenants/Rent Reduction for the same units.</p> <p>To receive these points, the applicant must comply with all program requirements for the assistance for which priority points were given, including maintaining rents within the appropriate payment standard for the project area in which the project is located for the full compliance and extended use period of the housing tax credits.</p> <p><u>For proposals claiming points for Project Based Rental Assistance, at the time of application, the applicant must submit a letter of intent signed by the Local Housing Authority. The letter of intent must establish that the Local Housing Authority:</u></p> <p><u>1) is willing to commit the project based assistance to the proposed development; and</u> <u>2) will submit an application of HUD project based assistance; or</u> <u>3) has sufficient project based authority available; or</u> <u>4) has authority available to convert to project base units.</u></p> <p><u>As a condition of Carryover or 8609, whichever occurs first, the applicant must submit a copy of the fully executed HUD Approval for the project-based rental assistance to be included in the development.</u></p> <p>For Project Based Rental Assistance in conjunction with a commitment for an “extended term contract” by the HRA, in addition to the above HUD application, at time of application the applicant must submit a letter of intent to enter into the “extended term contract” for project based assistance for a minimum of 10 years which is signed by the Local Housing Authority. As a condition of Carryover or 8609, whichever occurs first, the applicant must submit a fully executed copy of a copy of the HRA “extended term contract” for the project-based assistance to be included in the development.</p> <p>For Other Rental Assistance (e.g., Section 8, portable tenant based, HUD operating subsidy or other similar rent assistance programs approved by the Agency), at time of application the applicant must submit a letter of intent to develop a cooperative agreement which is signed by the applicant and Local Housing Authority along, with the completed Agreement to Utilize Public Housing and Section 8 Waiting Lists. As a condition of Carryover or 8609, whichever occurs first, the applicant must submit a fully executed copy of the cooperatively developed housing plan.</p>	↑	↑
<p>8. Project Location 5 to 10 Points</p> <p>The proposed housing is needed to increase or sustain the supply of affordable housing in counties that experience both job and population growth during the last ten years.</p> <p><input type="checkbox"/> The proposed housing is located in one of the top ten job or population growth counties – 10 points</p> <p><input type="checkbox"/> The proposed housing is located in one of the top twenty, but not in the top ten, job or population growth counties – 5 points</p> <p>(See Reference Materials Index – Project Location –for a list of cities)</p>	_____	_____
<p>9. Cost Avoidance / Cost Reduction 1 to 10 Points</p> <p>One or more of the following: (One point for each box checked, with a maximum of 10 points)</p> <p><input type="checkbox"/> Land donation of the development site</p> <p><input type="checkbox"/> Monetary/in-kind work and material donations</p> <p><input type="checkbox"/> Donation or waiver of development specific assessments or infrastructure costs</p> <p><input type="checkbox"/> Density bonus</p> <p><input type="checkbox"/> Reduced setbacks</p> <p><input type="checkbox"/> Reduced parking requirements</p> <p><input type="checkbox"/> Decreased road widths</p>	_____	_____

Selection Priorities	Developer Claimed	MHFA Awarded
<input type="checkbox"/> Flexibility in site development standards <input type="checkbox"/> Flexibility in zoning code requirements <input type="checkbox"/> WAC/SAC reductions <input type="checkbox"/> Fast-track permitting and approval <input type="checkbox"/> Innovative building techniques or materials <p>Provide specific details to justify points claimed</p> <p>If land donation of the development site, monetary/in-kind work and materials donations, or donation/waiver of development specific assessments or infrastructure costs is claimed for points in this section, it cannot also be claimed in the selection points category of <u>Local Contributions</u>.</p> <p>To receive these points, the primary financing proposed must meet MHFA's underwriting standards or demonstrate to the sole satisfaction of MHFA that the development can remain financially feasible for the entire duration of the housing tax credit use. Assistance from the MHFA Super RFP and related Funding Partners i.e. Family Housing Fund, Greater Minnesota Housing Fund, Metropolitan Council Local Housing Incentive Account, IS NOT eligible for inclusion in this section</p> <p>Documentation of the terms and conditions of a cost avoidance/cost reduction measure must be provided from the contributor of the assistance or authorized local official, at the time of the application. The documentation shall be in the form of a development specific letter of intent, city or council resolution, letter of approval, statement of agreement or eligibility, or memorandum of understanding. If the documentation provided contains words synonymous with "consider" or "may", (as in "may award") regarding the cost avoidance/cost reduction measure, the points will not be awarded.</p> <p>Documentation from an engineer, architect or certified contractor or provider for innovative building techniques or materials must be submitted at the time of application and be reviewed and approved by the Agency to be eligible for the points.</p> <p>The applicant must provide accurate, complete and credible evidence of the amount of cost savings for each cost avoidance/cost reduction measure. The value of the donations and in-kind contributions must be consistent with current market comparable costs for land, materials and services</p>		
<p>10. Local Contributions 2 to 10 Points</p> <input type="checkbox"/> The proposal is receiving funds from an area employer. – 4 points. <input type="checkbox"/> The proposal is receiving funds from the local municipality. – 4 points <p>Funds from local municipalities may include, for example: Tax increment financing Reservation land not subject to local property taxes Historic tax credits Monetary grants Tax abatement Land donation of the development site</p> <input type="checkbox"/> The proposal receives funds from a private philanthropic group, religious organization, or charitable organization. 2 points <p>If land donation of the development site, monetary/in-kind work and material donations, or donation/waiver of development specific assessments or infrastructure costs is claimed for points in this section, it cannot also be claimed in the selection points category of <u>Cost</u></p>	<hr style="width: 50%; margin: auto;"/>	<hr style="width: 50%; margin: auto;"/>

Avoidance/Cost Reduction.		
Selection Priorities	Developer Claimed	MHFA Awarded
<p>To qualify for points using historic credits and tax abatement, there must be satisfactory documentation that the resource will provide additional positive investment capital to the development that will reduce the demands on the state and federal housing resources. For tax increment financing to qualify for points, there must be satisfactory documentation that the resource is committed to the development at the time of application.</p> <p>Documentation of the amount and the terms of assistance must be provided by the provider of the assistance at the time of application in the form of a development specific letter of intent. The value of the donations must be consistent with current market comparable costs for materials and services. Within 6 months of the date of selection (MHFA Board selection date) the applicant must provide the MHFA with documentation of a firm commitment, authorization or approval of the local contribution(s). The documentation must state the amount, terms and conditions and be executed or approved at a minimum by the contributor. Documentation containing words synonymous with "consider" or "may", (as in "may award") regarding the contribution, will not be considered acceptable. Lack of acceptable documentation will result in the reevaluation and adjustment of the tax credits or RFP award, up to and including the total recapture of tax credits or RFP funds.</p>	↑	↑
<p>11. Leverage 2 to 10 Points</p> <p>Points are awarded for leveraging requested state deferred funding with funding from private, federal, local government, religious, philanthropic, or charitable organizations. The formula used to determine the Leverage Ratio Percentage is based upon the cumulative state deferred funding award (including current request) for MHFA RFP funds* divided by Total Development Cost.</p> <p>*(including past and present MHFA and Funding Partners [i.e. Family Housing Fund, Greater Minnesota Housing Fund, Metropolitan Council Local Housing Incentive Account] awards and current requests) and (excluding First Mortgage, Syndication, HOME, MARIF funds).</p> <p>Total state RFP/Funding Partner Funds awarded and current request \$ _____ divided by Total Development Cost \$ _____ equals Leverage Ratio _____%.</p> <p><input type="checkbox"/> 0-20% = 10 pts <input type="checkbox"/> 21-30% = 8 pts <input type="checkbox"/> 31-40% = 6 pts <input type="checkbox"/> 41-50% = 4 pts <input type="checkbox"/> 51-60% = 2 pts <input type="checkbox"/> 61 and above = 0 pts</p> <p>Documentation of the amount and the terms of assistance must be provided from the provider of the assistance at the time of application in the form of a development specific letter of intent. Within 6 months of the date of selection (MHFA Board selection date), the applicant must provide the MHFA with documentation of a firm commitment for each funding source. The documentation must state the amount, terms and conditions and be executed or approved by the lender or contributor and the applicant. Documentation containing words synonymous with "consider" or "may", (as in "may award") regarding the commitment will not be considered acceptable. Lack of acceptable documentation will result in the reevaluation and adjustment of the tax credits or RFP award, up to and including the total recapture of tax credits or RFP funds.</p>	_____	_____

Selection Priorities	Developer Claimed	MHFA Awarded
<p>12. Readiness to Proceed 0 to 10 Points</p> <p>The MHFA shall award points to applicants who have secured funding <u>commitments</u> for funding for one or more funding sources at the time of application (commitments for funding from MHFA and Funding Partners (i.e. Family Housing Fund, Greater Minnesota Housing Fund, Metropolitan Council Local Housing Incentive Account) are only included if obtained in a previous funding cycle/round). The documentation must state the amount, terms and conditions and be executed or approved by the lender or contributor and the applicant. Documentation containing words synonymous with "consider" or "may", (as in "may award") regarding the commitment will not be considered acceptable. (Excludes First Mortgage Financing)</p> <p>Total eligible funding secured, awarded or committed \$ _____ Divided by Total Development Cost \$ _____ equals Percentage of Funds Committed _____%.</p> <p><input type="checkbox"/> 60% or more of funding secured, awarded or committed 10 points <input type="checkbox"/> 30% to 59.9% of funding secured, awarded or committed 6 points <input type="checkbox"/> 10% to 29.9% of funding secured, awarded or committed 2 point <input type="checkbox"/> 9.9% and below of funding secured, awarded or committed 0 points</p>	_____	_____
<p>13. Intermediary Costs (Soft Costs) 0 to 6 Points</p> <p>Points will be given to projects with the lowest intermediary costs on a sliding scale based on percentage of total mortgageable costs. For HTC selected projects, this percentage will be enforced at issuance of the IRS Form 8609.</p> <p>Intermediary cost amount: \$ _____ divided by Total Mortgageable Costs \$ _____ Equals Intermediary Percentage _____%</p> <p><input type="checkbox"/> 0.0-15% 6 p <input type="checkbox"/> 15.1-20% 3 points <input type="checkbox"/> 20.1-25% 2 points <input type="checkbox"/> 25.1 - 30% 1 point <input type="checkbox"/> 30.1% & over 0 points</p>	_____	_____
<p>14. Unacceptable Practices -10 to -25 Points</p> <p>MHFA will impose penalty points for unacceptable practices as identified in Section IV.F. of the Housing Tax Credit Procedural Manual.</p>	_____	_____
<p>15. Eventual Tenant Ownership 1 Point</p> <p>The proposal incorporates a financially viable plan to transfer <u>100 percent</u> of the HTC unit ownership at the end of the initial 15-year compliance period from the initial ownership entity (or MHFA approved "Transfer of Ownership") of the project (the Limited Partnership) to tenant ownership.</p> <p>The unit purchase price at time of sale must be affordable to incomes meeting HTC eligibility requirements. To be eligible, the buyer must have an HTC qualifying income at the time of initial occupancy (HTC rental tenant) or time of purchase. The plan must incorporate a Limited Partnership ownership exit strategy and the provision of services including home ownership education and training. The Declaration of Land Use Restrictive Covenants will contain provisions ensuring compliance with these home ownership program commitments by the Limited Partnership Owner. (Refer also to Section V. W. of the HTC Procedural Manual for additional information.)</p> <p>Until the time the HTC units are purchased by a qualified tenant or in the event the HTC units are</p>	_____	_____

not acquired by a qualified tenant, the owner will extend the duration of low income use for the longest period (30 years).

The owner therefore, agrees to waive provisions of Section 42(h)(6)(E)(i)(II) and 42(h)(6)(F) and extends the duration of low income use of the project, and shall not also claim points under the "Extended Duration" Preference Priority.

Selection Priorities	Developer Claimed	MHFA Awarded
<p>16. Underserved Populations 3 to 10 Points</p> <p>The development serves an underserved population as defined by the Agency as Single Female head of household with minor children, Individuals and Households of Color <u>and</u> one of the following is true:</p> <p><input type="checkbox"/> Marketing efforts or project design features will be used that will attract underserved populations (as defined by the Agency) including collaborations and partnerships proposed with members or organizations addressing the needs of underserved populations? 3 points</p> <p>OR</p> <p><input type="checkbox"/> Marketing efforts or project design features will be used that will attract underserved populations (as defined by the Agency) including collaborations and partnerships proposed with members or organizations addressing the needs of underserved populations; and the applicant has past successful experiences in marketing to or working with underserved populations?</p> <p><input type="checkbox"/> 1 Underserved Population = 5 points <input type="checkbox"/> 2 Underserved Population = 10 points</p> <p style="text-align: center;">(NOTE: see selection priority #4 for Disabled Individuals)</p>	_____	_____
<p>17. Temporary Priority 3 Points</p> <p>The proposal addresses a temporary housing priority and is eligible for the award of points by the Commissioner or the Board of the Minnesota Housing Finance Agency pursuant to authority cited in the Permanent Rules of the Minnesota Housing Finance Agency.</p>	_____	_____
<p>18. Preservation of Existing Housing Tax Credit Units 100 Points</p> <p style="text-align: center;">IMPORTANT NOTE:</p> <p>THE 100 POINTS IS AVAILABLE ONLY TO EXISTING MHFA TAX CREDIT PROJECTS APPLYING FOR TAX CREDITS FROM MHFA'S COMPETITIVE ALLOCATION PROCESS (CONSOLIDATED RFP).</p> <p>The 100 points are only available until a total of no more than \$700,000 of MHFA's housing tax credit ceiling for the program year relating to this scoring worksheet are selected/awarded for qualifying HTC Preservation proposals. Once the maximum amount is reached, points will no longer be available to competitive (Consolidated RFP) projects from this Preservation Priority section.</p> <p><u>QUALIFIED TAX EXEMPT PROJECTS APPLYING FOR A PRELIMINARY DETERMINATION LETTER FROM MHFA AS THE CREDIT ALLOCATOR WILL BE LIMITED TO A MAXIMUM AWARD OF 10 POINTS FROM THIS POINT CATEGORY.</u></p> <p>In order to obtain the related points, the existing tax credit housing must meet the following criteria:</p> <ol style="list-style-type: none"> 1. The development received an MHFA allocation of housing tax credits either prior to 1990 or is eligible to and will exercise their option under the provisions of Section 42(h)(6)(E)(i)(II) and 42(h)(6)(F) within the next 12 months; and 2. Applicant agrees to maintain the Housing Tax Credit Units in the development for at least 30 	_____	_____

years; and		
3. The proposal will not result in the displacement of existing low and moderate income residents; and		
4. Units must be considered at risk of going to market rents, where the market rents of comparable units exceed the tax credit rent limits by 10 percent and the proposed rents will increase by more than 30 percent within two years of the Housing Tax Credit Application date. The risk of conversion must be supported by information contained in the application and with final determinations made by MHFA; or		
5. Tax credit units would no longer remain decent, safe, and affordable due to physical deterioration or deterioration of capacity of current ownership/management entity.		

Preference Priorities	Developer Claimed	MHFA Awarded
<p>1. Extended Duration 3 Points</p> <p>The proposal extends the duration of low-income use for the longest period (30 years).</p> <p>Points are awarded to projects where the owner agrees to waive provisions of Section 42(h)(6)(E)(i)(II) and 42(h)(6)(F) and extend the duration of low-income use of the project.</p> <p>The owner agrees that the provisions of Section 42(h)(6)(E)(i)(II) and 42(h)(6)(F) (which provision would permit the owner to terminate the restrictions under this agreement at the end of the compliance period in the event the MHFA does not present the owner with a qualified contract for the acquisition of the project) do not apply to the project, and that the Section 42 income and rental restrictions shall apply for the period of 30 years beginning with the first day of the compliance period in which the building is a part of a qualified low income housing project. To receive these points, the primary financing proposed must meet MHFA's underwriting standards or demonstrate to the sole satisfaction of the MHFA that the project can remain financially feasible for the entire 30 year duration of low income use.</p> <p><u>For Tax Exempt applications for tax credits where MHFA is the allocating agency for the credits, the development is required to commit to an extended use period of 30 years</u></p> <p><u>If points are claim / awarded for this category, then no points may be claimed / awarded from the selection priority category of Eventual Tenant Ownership.</u></p>	_____	_____
<p>2. Serves Lowest Income Tenants/Rent Reduction 5 to 13 Points</p> <p>Scores based on gross rent level including utilities before rental assistance. Eligible units must have rents affordable to households whose incomes do not exceed 30 percent or 50 percent of median income without rental assistance.</p> <p>In addition to the elected income limit of 50 percent or 60 percent AMI for the full term of the declaration (refer to the Minimum Set Aside), the applicant agrees to maintain deeper rent structuring for which selection points are requested.</p> <p>___ Units Representing ___ percent of the HTC units will have additional rent restrictions requiring rents affordable to households at 30 percent AMI (Rent Restrictions 30 percent)</p> <p>___ Units Representing ___ percent of the HTC units will have additional rent restrictions requiring rents affordable to households at 50 percent AMI (Rent Restrictions 50 percent)</p> <p>Applicants may choose either option 1 or 2, and at your choice, option 3 for the development. This selection will restrict rents only (tenant incomes will not be restricted to the 50 percent or 30 percent income level by claiming points in this section).</p> <p><input type="checkbox"/> Option 1- A project in which 100 percent of the HTC unit rents are at the county 50 percent HUD area median rent limit. (10 points)</p> <p><input type="checkbox"/> Option 2 - A project in which at least 50 percent of the HTC unit rents are at the county 50 percent HUD area median rent limit. (5 points)</p>	_____	_____

<p>OR</p> <p><input type="checkbox"/> Option 3 - In addition to Option 1 & 2, a project that further restricts 30 percent of the above Restricted units to the county 30 percent HUD area median rent limit. (additional 3 points)</p>																				
<p>Preference Priorities</p> <p>NOTE: If points are claimed / awarded for this category, then no points may be claimed / awarded from the selection priority category of Rental Assistance for the same units.</p> <p>IMPORTANT:</p> <p>All 50 percent rent restricted units must meet the 50 percent area median rent for a minimum of five years. After the first five year period has expired rent may be increased to the 60 percent rent limit over a three year period with increases not to exceed the amount listed in the table below</p> <p>All 30 percent rent restricted units must meet the 30 percent area median rent for a minimum of five years. After the first five-year period has expired rent may be increased to the 40 percent rent limit over a three-year period with increases not to exceed the amount listed in the table below.</p> <table border="0" data-bbox="365 1014 950 1178"> <tr> <td></td> <td>30% of 50%</td> <td>30% of 30%</td> </tr> <tr> <td>Year</td> <td>Rent Levels</td> <td>Rent Levels</td> </tr> <tr> <td>1-5</td> <td>30% of 50%</td> <td>30% of 30%</td> </tr> <tr> <td>6</td> <td>30% of 53%</td> <td>30% of 33%</td> </tr> <tr> <td>7</td> <td>30% of 57%</td> <td>30% of 37%</td> </tr> <tr> <td>8</td> <td>30% of 60%</td> <td>30% of 40%</td> </tr> </table> <p>MHFA will incorporate these restrictions into the project's Declaration of Land Use Restrictive Covenants. The applicant must demonstrate to sole satisfaction of MHFA that the project can achieve these reduced rents and remain a financially feasible project, IRC 42(m)(2). Points are contingent upon financial plans demonstrating feasibility, positive cash flow on a 15-year pro forma and gaining MHFA management approval (for management, operational expenses, and cash flow assumptions).</p>		30% of 50%	30% of 30%	Year	Rent Levels	Rent Levels	1-5	30% of 50%	30% of 30%	6	30% of 53%	30% of 33%	7	30% of 57%	30% of 37%	8	30% of 60%	30% of 40%	<p>Developer Claimed</p> <p>↑</p>	<p>MHFA Awarded</p> <p>↑</p>
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<p>3. Preservation of Federally Assisted Units</p> <p>(Non-Tax Exempt, MHFA Credit Ceiling, Competitive Round Projects) 100 Points</p> <p>(Tax Exempt, Non-MHFA Credit Ceiling, Non-competitive Round Projects) 10 Points</p> <p>IMPORTANT NOTE:</p> <p>THE 100 POINTS IS AVAILABLE ONLY TO QUALIFYING NON-TAX EXEMPT PROJECTS APPLYING FOR TAX CREDITS FROM MHFA'S COMPETITIVE ALLOCATION PROCESS (CONSOLIDATED RFP).</p> <p>The 100 points are only available until a total of \$700,000 of MHFA's housing tax credit ceiling for the program year relating to this scoring worksheet are selected/awarded for qualifying Preservation Proposals.</p> <p>Once the maximum amount is reached, points will no longer be available to non-tax exempt</p>	<p>_____</p>	<p>_____</p>																		

<p>projects from this Preservation Preference Priority section.</p> <p>QUALIFIED TAX EXEMPT PROJECTS APPLYING FOR A PRELIMINARY DETERMINATION LETTER FROM MHFA AS THE CREDIT ALLOCATOR WILL BE LIMITED TO A <u>MAXIMUM AWARD</u> OF 10 POINTS FROM THIS POINTS CATEGORY.</p> <p style="text-align: center;">(Provide specific details to justify points claimed)</p> <p>DEFINITION - Any housing receiving project based rental assistance, operating subsidies, or mortgage interest reduction payments. The universe includes public housing, Section 236 and Section 221(d)(3) interest reduction payments, and any development with a project based Section 8, rent supplement, or rental assistance payments contract.</p>		
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Preference Priorities	Developer Claimed	MHFA Awarded
<p>Preserves federally assisted low income housing which, due to mortgage prepayments or expiring rental assistance, would convert to market rate use or due to physical deterioration or deterioration of capacity of current ownership/management entity would lose its federal subsidies. MHFA, at its sole discretion, must agree that a market exists for a conversion to market rate housing.</p> <p>In order to obtain the related points, the federally assisted housing must meet the following criteria:</p> <p>1 Units must be considered at risk of losing assistance within two years of the Housing Tax Credit Application date as supported by information contained in the application and with final determinations made by MHFA.</p> <p>2 Applicant must agree to continue renewals of existing project based housing subsidy payment contract for as long as the assistance is available.</p> <p>3 Applicant must agree to maintain the Housing Tax Credit Units in the development for at least 30 years.</p> <p>Except for "good cause", applicant must not evict existing subsidized residents and must continue to renew leases for those residents.</p>		
<p>4 .QCT/Community Revitalization 1 Point</p> <p>A point is awarded to projects that are located in a Qualified Census Tract (See Qualified Census Tract – Reference Materials Index) and are part of a concerted plan that provides for community revitalization. This must be evidenced by a letter from the city verifying that the proposed project is part of an approved community revitalization area as established by resolution or other legal action.</p>	<hr style="width: 50px; margin: auto;"/>	<hr style="width: 50px; margin: auto;"/>
TOTAL POINTS	<hr style="width: 50px; margin: auto;"/> Developer Claimed	<hr style="width: 50px; margin: auto;"/> MHFA Awarded

Under penalty of perjury, Owner hereby certifies the information provided herein is true and accurate.

Name of Owner:

By:

(Signature)

Of:

(Name of Legal Entity)

Its:

(Title)(Managing General Partner)

(Print or type name of signatory)