

EXHIBIT A – Low-Income Housing Tax Credit Selection Criteria

(Applicants must achieve at least 175 points in order for the application to be considered)

In calculation percentages: “total residential units” includes all rent-restricted and market units (and excludes manager or employee units). “Rent restricted” units includes both Tax Credit and HOME units.

If you do not receive a Tax Credit Reservation, do you wish to place your application on the Waiting List for consideration during the next application period?	Yes	_____
	No	_____

Please indicate whether your development or sponsorship meets the following criteria: Enter appropriate points in space provided.	<u>Maximum Points Possible</u>	<u>Points Earned</u>
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Selection Criteria:

- | | | |
|--|----|-------|
| 1. Developments which, due to the loss of federal project-based rental assistance subsidy, may revert to market use, as determined by the Association’s review, provided the proposal meets the rehabilitation requirements set forth in Section 4.17 of the Allocation Plan. | 10 | _____ |
| 2. Developments that will be ultimately owned at Placed in Service by an Idaho tax-exempt organization as defined by §42 of the Internal Revenue Code. Said tax-exempt organizations must have proven ownership experience of LIHTC developments..... | 15 | _____ |

For-profit Tax Credit developers/applicants may structure applications to receive nonprofit points if the application clearly documents that the completed development will be ultimately owned by a qualified nonprofit organization, serving as the managing ownership entity. Such applications may initially reflect a nonprofit owner with a for-profit developer serving in a developer/consulting role or may reflect a turn-key style transaction allowing the nonprofit to only come into the transaction upon completion of the development. Regardless of the structure used in the application, for-profit developers that materially serve as the application’s housing sponsor, but are turning the long-term ownership and management over to a nonprofit, will be attributed with the allocation of tax credits for the purpose of maximum allowed outstanding credit, etc.

Developments wishing to receive preference points in this category will be required to meet all the following conditions:

- a) Included with the Application must be an enforceable agreement between the for-profit developer and the nonprofit sponsor requiring the general partnership interest in the limited partnership or the manager’s interest in a limited liability company or limited liability partnership be transferred from the for-profit developer to the nonprofit sponsor no later than Placed in Service.
- b) Written acknowledgement from the tax credit equity provider issuing the Letter of Intent contained in the Application that it would consent to the transfer of the interest provided in the paragraph above no later than Placed in Service.

Selection Criteria (Continued):

	<u>Maximum Points Possible</u>	<u>Points Earned</u>
3. Developments which give preference to persons on housing authority waiting lists or who have housing assistance vouchers or certificates. (Include letter from PHA acknowledging the preference notification by the sponsor and stating the percentage of total residential units for which the preference will be given.)		
Preference given for 30% to 60% of total residential units	5	_____
Preference given for greater than 60% of total residential units.....	10	_____
4. Developments with mix of rent-restricted and market units.		
10% to 19% of total residential units are market units.....	5	_____
Greater than 19% of total residential units are market units	10	_____
5. Sponsor is a resident of Idaho.	15	_____
<p><i>Sponsor</i> is defined to include the owner and, if a partnership, the managing general partner and all co-general partners of the owner or the parent corporation of the managing general partner and all co-general partners of the owner, or if an owner is a limited liability company, such terms also include the limited liability company and all managing members or managers of the limited liability company, and if owner is a corporation, such terms include the president and vice president of the corporation.</p> <p><i>Resident</i> means an individual person maintaining his or her principal residence in Idaho or an (the) entity which is organized under the laws of Idaho and which also maintains a (its) principal office in Idaho at the time of application.</p> <p><i>Principal Office</i> is defined as a staffed office physically situated in Idaho in which one or more principals maintain a regular, daily office from which they conduct their business.</p>		
6. Developments designed for special needs populations (elderly, handicapped, mentally ill, developmentally disabled) <u>and/or</u> which provide continuing supportive services to assist families in becoming more self-sufficient or which address identified tenant needs as follows:	15	_____
<p><u>Special Needs:</u></p> <p>a) Developments with 25% of the rent restricted units designed solely to provide independent living opportunities for persons with mental, physical or developmental disabilities provided there is a Supportive Services Plan, as defined below, with an established organization to provide services for such persons. (Copy of the Supportive Services Plan, as defined below, which illustrates how the development will provide services needed by the tenant population must be submitted in the application.)</p>		

Selection Criteria (Continued):

**Maximum
Points
Possible** **Points
Earned**

- b) Developments which provide 100% of the total residential units designed and dedicated for elderly persons 62 years of age or older. Persons with disabilities may also be eligible occupants. **(Copy of the Supportive Services Plan, as defined below, which illustrates how the development will provide services needed by the tenant population must be submitted in the application.), OR**

Elderly Family. Elderly family means a family whose head or spouse or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

Elderly Person. An elderly person is a household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy.

Persons with Disabilities. A disabled family is a family whose head, spouse, or sole member is a person with disabilities. It may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

For more detailed definitions, please refer to the HUD Occupancy Requirements of Subsidized Multifamily Housing Programs Handbook, 4350.3 REV-1, Chapter 3: Eligibility for Assistance and Occupancy, Section 3-17.

- c) Developments designed and operated for occupancy where at least 80% of the total residential units are occupied by at least one person 55 years of age or older. **(A Copy of the Supportive Services Plan, as defined below, which illustrates how the development will provide services needed by the tenant population must be submitted in the application.),**

Supportive Services:

The costs of the services provided must be funded outside the operations of the property.

Self-sufficiency is defined as the ability to improve economic stature to decrease reliance on government assistance.

It is at the sole discretion of the Association to ascertain whether points will be awarded in this category

To be considered for points in this category, Sponsors must submit the following:

- **Completed Exhibit F – Supportive Services Plan from the Tax Credit Application, and**

Selection Criteria (Continued):

<u>Maximum</u>	
<u>Points</u>	
<u>Possible</u>	
	<u>Points</u>
	<u>Earned</u>

- Executed commitment letter or memorandum of understanding from a supportive services provider that: 1) outlines the services provided, 2) gives the background and experience of the provider in providing the proposed services, 3) mentions how often and where the services will be provided. Please note that supportive services must be offered on an on-going and regular basis, i.e., monthly or weekly, and not just once a year, and the majority of supportive services must be offered on the development site. In the event that the development is an existing structure and the original design did not accommodate a community room concept, the Association will consider an off-site alternative.

Note: The Regulatory Agreement will restrict use of the development in accordance with this section.

7.	Family developments which designate at least 5% of the rent-restricted units to three-bedroom or larger units for households earning no more than 50% of area median income. Such developments must provide <u>all</u> appropriate amenities for children and families (i.e., open space, playground laundry, etc.)	5	_____
	At least 5% of the rent restricted units consist of units which are three-bedroom or larger targeted at no more than 50% AMI.		
8.	Developments which preserve existing rent restricted units. Please refer to Section 4.16 of the Allocation Plan for “preservation” criteria	15	_____
9.	Developments located outside the Boise MSA. (Boise City - Nampa MSA includes Ada, Boise, Canyon, Gem, and Owyhee Counties)	10	_____
10.	Developments located outside of a Difficult to Develop Area or Qualified Census Tracts, or developments that don’t qualify for the state-designated increase in eligible basis as mentioned in Section 5.5. (This category recognizes the economic difficulty of funding without the up to 30% increase in eligible basis.)	10	_____
11.	Developments with developer fees less than the maximum* identified under Section 7.3.5 will be awarded the following:		
	1% (or more) below maximum.....	5	_____
	2% (or more) below maximum.....	10	_____
	3% (or more) below maximum.....	15	_____

* Acquisition/Rehabilitation maximum is based on the aggregate Developer fees.

Selection Criteria (Continued):

**Maximum
Points
Possible** **Points
Earned**

- | | | | |
|-----|--|----|-------|
| 12. | Developments which utilize private grants in an amount of \$10,000 or more, or developments which utilize other state or federal housing assistance programs (i.e., Section 8, CDBG, USDA Rural Development 515 or 538, FHLB Affordable Housing Program, etc.*), in conjunction with the tax credit. Documentation regarding proposed conditions and terms of the grant or other funding must accompany the tax credit application. | 10 | _____ |
|-----|--|----|-------|

If so, state what assistance will be received:

NOTE: Hard cost material or professional service donations will not be considered as grants for this particular point category. Additionally, grant funds must not be conditioned upon the award of a side contract.

Tax exempt bond financing, Historic Tax Credits, HOME or Association financing will not be considered "other state or federal housing assistance programs" for this particular category.

- | | | | |
|-----|---|----|-------|
| 13. | Community based developments which receive local government assistance in an amount not less than 5% of the Total Development Cost* (i.e., land donations, cash, or tax increment financing). For purposes of this category, CDBG funds are not considered as eligible assistance. | 20 | _____ |
|-----|---|----|-------|

* Total Development Costs does not include Developer Fee or Development Reserves

Readiness Points:

- | | | | |
|-----|---|----|-------|
| 14. | a) Evidence of zoning approval for development as intended | 10 | _____ |
| | If zoning requires a conditional use permit, the evidence of application for such permit must be included in the tax credit application. Developments requiring zone changes or annexation do not meet readiness criteria. | | |
| | b) Site control by general partner or limited partnership as evidenced by an earnest money agreement or other legal documents evidencing site control. | 10 | _____ |
| 15. | a) Previous program sponsors who have consistently completed their §42 development(s), and who are maintaining their development(s) in compliance with tax credit regulations. <u>Out of state sponsors will be required to provide references from Housing Financing Agencies acknowledging sponsor's track record and that their developments are in compliance.</u> The sponsor will provide IHFA with the authorization to contact said Housing Finance Agencies. Completed development(s) are defined as development(s) which have received a Certificate of Occupancy, and development(s) will be deemed in compliance unless a review has evidenced substantial noncompliance; OR | 15 | _____ |

Selection Criteria (Continued):

	<u>Maximum Points Possible</u>	<u>Points Earned</u>
b) Resident sponsors who have previous housing development experience (at least a 24-unit multifamily complex) in the state of Idaho.	5	_____
<p><i>Sponsor</i> is defined to include the owner and, if a partnership, the managing general partner and all co-general partners of the owner or the parent corporation of the managing general partner and all co-general partners of the owner, or if the owner is a limited liability company, such terms also includes the limited liability company and all managing members or managers of the limited liability company, and if owner is a corporation, such terms includes the president and vice president of the corporation.</p> <p><i>Resident</i> means an individual person maintaining his or her principal residence in Idaho or an (the) entity which is organized under the laws of Idaho and maintains a (its) principal office in Idaho at the time of application.</p> <p><i>Principal office</i> is defined as a staffed office physically situated in Idaho in which one or more principals maintains a regular, daily office from which they conduct their business.</p>		
16. Developments with 36 or fewer total residential units in rural areas with populations of not more than 10,000 as defined in most recent census report. The adjusted census data should not be more than 18 months old and be updated from a reliable source (i.e., state of Idaho Department of Commerce, U.S. Census Bureau). This category does not apply to cities adjacent to other cities if both populations, when added together exceed 10,000.	10	_____
17. Developments located within a certified urban renewal district, or other city-designated geographic area, that specifically address affordable housing as a goal. To receive points in this category, documentation from the urban renewal district or the city must confirm to the Association's satisfaction that the proposed development lies within certified boundaries and meets the urban renewal district's or city's goal of providing affordable housing.....	10	_____
18. Developments that utilize the 30% present value credit only and not in conjunction with the 70% Present Value Credit.....	10	_____
19. Developments intended for eventual tenant ownership after the end of the 15-year compliance period has ended.....	5	_____
<p>Developments wishing to convert to home ownership at the end of the 15-year compliance period will be required to meet the following conditions:</p> <p>a) The units must be single-family detached units, condominiums, or townhouses;</p>		

Selection Criteria (Continued):

**Maximum
Points
Possible**

**Points
Earned**

- b) Intention to convert must be expressed in writing at the time of application;
- c) Purchasers must occupy units as primary residences; and
- d) A comprehensive plan must be submitted at the time of application that demonstrates the feasibility of physical conversion to home ownership and includes, but is not limited to:
 - Provisions for repair or replacement of heating systems, water heaters, and roof repair or replacement prior to sale;
 - Requirements for extent of stay in rental unit to be eligible for purchase;
 - Financial counseling plan for potential home buyers;
 - Market and unit pricing strategy for conversion; and
 - Any limitations established for seller equity.

20. Developments which incorporate the following optional “green building items or practices into their design. To receive points in this category, a licensed architect’s “preliminary” certification that lists items to be incorporated must accompany the application. At placed in service, an “as built” certification by a licensed architect that lists the incorporated items will be required.

Up to a maximum of 15 points.

(Select any combination of the following items)

- | | |
|---|---|
| <input type="checkbox"/> Energy Star appliances | 1 |
| <input type="checkbox"/> Developments that use 50% or more of their total lighting fixture cost (not including any engineering, installation, wiring, etc.) for Energy Star rated fixtures. Total fixture cost includes both interior and exterior lighting fixtures..... | 1 |
| <input type="checkbox"/> HVAC equipment that meets Energy Star for Homes requirements, or that is in accordance with ASHRAE handbooks or equivalent..... | 1 |
| <input type="checkbox"/> Water saving shower heads | 1 |
| <input type="checkbox"/> Programmable thermostats | 1 |
| <input type="checkbox"/> Low or No VOC paints, primers, adhesives, and sealants | 1 |

Selection Criteria (Continued):

	<u>Maximum Points Possible</u>	<u>Points Earned</u>
<input type="checkbox"/> Green label certified flooring.....	1	
<input type="checkbox"/> Harvesting 15% of rainwater runoff from roof for landscape irrigation use	1	
<input type="checkbox"/> Reusable HVAC filters	1	
<input type="checkbox"/> High efficiency irrigation	1	
<input type="checkbox"/> Inclusion of environmentally preferred products, including recycled content and locally produced within 500 miles from the site for 40% of the total materials used for construction.....	1	
<input type="checkbox"/> Dual flush toilets	2	
<input type="checkbox"/> Electric or Gas tankless water heaters	2	
<input type="checkbox"/> Xeriscape landscaping	2	
<input type="checkbox"/> U.35 or lower rated windows	2	
<input type="checkbox"/> 16 SEER or higher rated HVAC system	2	
<input type="checkbox"/> Any insulation in the walls and ceilings that provides a 20 % increase over minimum code	2	
<input type="checkbox"/> Orienting building to maximize passive solar heating/cooling	2	
<input type="checkbox"/> Metal or rubberized roofing.....	2	
<p>It should be noted that the Association is not prepared to endorse a specific green building program at this time (i.e., LEED, Built Green, etc.). However, we will make every attempt prior to the 2010 QAP to facilitate open dialogue with the stakeholders regarding an acceptable standard.</p>		
..... MAXIMUM POINTS POSSIBLE	15	_____

21.	<p>Developments which utilize Historic Rehabilitation Tax Credit as a funding source. To receive points in this category, certification from the National Park Service must accompany the application which: 1) states that the proposed building is a certified historic structure (one listed on the National Register of Historic Places or located in a Registered Historic District and determined to be of significance to the Historic District) as defined by IRC Section 47(c)(3)(A); and 2) states that the proposed rehabilitation meets the Department of Interior’s standards for rehabilitation.....</p>	10	_____
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Preference Points:

Maximum Points Possible Points Earned

What is the term of your low-income obligation?

Years

The Code also requires that, during the selection process, preference is granted to developments which serve the lowest income tenants and/or which are obligated to serve low-income tenants for the longest periods and/or located in a qualified census tract in which the development contributes to a concerted community revitalization plan. Accordingly, the Association will grant preference points to eligible developments as follows:

1. Developments which are obligated to provide low-income use beyond the eighteenth (18th) year of the compliance period. This obligation requires that owners of such developments may not invoke the sale provision (for the purpose of converting to market-rate use prior to the end of the thirty (30) year extended use commitment) until one (1) year before the final year of obligation and thereafter shall be subject to the three (3) year provisions regarding eviction and rent increase:

Example: 2 points for each year beyond 18 years, up to 44 points
 (i.e. 20 yrs. = 2 yrs. x 2 = 4 points).....**MAXIMUM POINTS POSSIBLE** 44 _____

This obligation will be set forth in the Regulatory Agreement.

Note: This obligation does not release owners from the extended use commitment which provides for compliance with §42 regulations for 15 years beyond the initial 15-year compliance period.

2. Developments with 30% area median income (AMI) units. Manager's unit not included in calculation.

Developments with 1-50 total residential units where at least 5% of the restricted units are at 30% AMI. 15 _____

Developments with 51 or more total residential units where at least 10% of the restricted units are at 30% AMI. 15 _____

TOTAL NUMBER OF UNITS TARGETED FOR HOUSEHOLDS EARNING NO MORE THAN 30% AREA MEDIAN INCOME.

of units

Preference Points (Continued):		<u>Maximum Points Possible</u>	<u>Points Earned</u>
3.	Developments with 35% area median income (AMI) units. Manager's unit not included in calculation.		
	Developments with 1-50 total residential units where at least 2.5% of the restricted units are at 35% AMI	15	_____
	Developments with 51 or more total residential units where at least 5% of the restricted units are at 35% AMI	15	_____
	TOTAL NUMBER OF UNITS TARGETED FOR HOUSEHOLDS EARNING NO MORE THAN 35% AREA MEDIAN INCOME		

	# of units		
4.	Developments with 40% area median income (AMI) units. Manager's unit not included in calculation.		
	Developments with 1-50 total residential units where at least 5% of the restricted units are at 40%.	10	_____
	Developments with 51 or more total residential units where at least 10% of the restricted units are at 40%.	10	_____
	TOTAL NUMBER OF UNITS TARGETED FOR HOUSEHOLDS EARNING NO MORE THAN 40% AREA MEDIAN INCOME		

	# of units		
5.	Developments with 45% area median income (AMI) units. Manager's unit not included in calculation.		
	Developments with 1-50 total residential units where at least 2.5% of the restricted units are at 45% AMI	10	_____
	Developments with 51 or more total residential units where at least 5% of the restricted units are at 45% AMI	10	_____
	TOTAL NUMBER OF UNITS TARGETED FOR HOUSEHOLDS EARNING NO MORE THAN 45% AREA MEDIAN INCOME		

	# of units		
6.	Developments with 50% area median income (AMI) units. Manager's unit not included in calculation.		
	Developments with 1-50 total residential units where at least 5% of the restricted units are at 50% AMI	5	_____
	Developments with 51 or more total residential units where at least 10% of the restricted units are at 50% AMI	5	_____
	TOTAL NUMBER OF UNITS TARGETED FOR HOUSEHOLDS EARNING NO MORE THAN 50% AREA MEDIAN INCOME		

	# of units		
	See "Note" next page...		

Preference Points (Continued):

<u>Maximum Points Possible</u>	<u>Points Earned</u>
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Note: The Regulatory Agreements for developments designating units under preference items 2, 3, 4, 5, and 6 above will state the number of units restricted to lower rent levels. 55% and 60% area median income (AMI) units will also be mentioned in the Regulatory Agreement even though preference points are not awarded for these units. Rent restrictions will be effective for such units during the initial compliance period and the extended use period.

Sponsors are expected to disperse units targeted for 30%, 35%, 40% and 45% area median income households throughout the development to the extent possible taking into consideration other programmatic requirements. Allocating such units so that one building(s) is/are 100% occupied by households at 30%, 35%, 40% and 45% of area median income is not recommended.

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|----|--|----|-------|
| 7. | Developments located in a qualified census tract in which the development contributes to a concerted community revitalization plan. | 10 | _____ |
|----|--|----|-------|

A concerted community revitalization plan is defined as a certified urban renewal district or other city-designated geographic area located within a qualified census tract that specifically addresses affordable housing as a goal. To receive points for this category, documentation from the urban renewal district or the city must confirm to the Association's satisfaction that the proposed development lies within certified boundaries and meets the urban renewal district's or city's goal of providing affordable housing.

Total Points Earned

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