The Following table provides all the details of the scoring method and the required documentation:

|  |  | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | | | | | | |
|  | **Criterion** | **Doc Ref ID** | **Self Score Evaluation** | **Score** | **Max Level I** | **Max Level II** | **Total Points** |
| **Project Location** | |  |  |  |  |  | **12** |
|  | Location ( Up to 5 points) |  |  |  | **5** | |  |
|  | **Location**. A project might be awarded **up to 5 points** if located within one of the following areas:  Urban area defined as: Central Urban Area in the Planning Board's *Reglamento de la Infraestructura en el Espacio Público*; or Urban Center designated by the Department of Transportation and Public Works or adopted under an Urban Center Area Plan; or a state-designated Historical Zone or federally-designated Historical District. See Annex Q of the Application Package for Reference Maps. |  |  | **5** |  |  |  |
|  | **Documentation required: Certification of location by a licensed land surveyor, physical address and coordinates. Any project property straddling the limit of the designated urban area will be considered as located within.** | I.002 |  |  |  |  |  |
|  | The portion of a census tract outside an urban area, that has a rate of: |  |  |  |  |  |  |
|  | 20% or less below poverty line. |  |  | **3** |  |  |  |
|  | more than 20% and less than 30% below poverty line. |  |  | **2** |  |  |  |
|  | more than 30% and less than 40% below poverty line. |  |  | **1** |  |  |  |
|  | **Documentation required: Certification of location by a licensed land surveyor. Any project property straddling the limit of the census tract will be considered as located within.** | I.002 |  |  |  |  |  |
|  | **Documentation required: Census tract number; census tract's "% Below Poverty Line" as per the Federal Financial Institutions Examination Council's (FFIEC) 2015 Census Report. (Application, page 1).** | G.001 |  |  |  |  |  |
|  | The zone of influence around an Urban Train Station, as defined under section 3(e) of Law 74-1965, as amended. |  |  | **1** |  |  |  |
|  | **Documentation required: Certification of location by a licensed land surveyor, physical address and coordinates. Any project property straddling the limit of the zone of influence will be considered as located within**. | I.002 |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  | **Desirable Activities (Up to 7 points)** |  |  |  | **7** | |  |
|  | **General**. Projects located within a 500 meters of the following amenities will be awarded a point each, **up to 5 points**: |  |  |  | **5** |  |  |
|  | Town square of an urban center. |  |  | **1** |  |  |  |
|  | Public park (must incorporate a passive non-sports area). |  |  | **1** |  |  |  |
|  | Traditional town market (*plaza de mercado*). |  |  | **1** |  |  |  |
|  | Public or licensed elementary, middle or high school. |  |  | **1** |  |  |  |
|  | Shopping center (100,000 square feet or more of net commercial space; no other listed use is eligible if located within a shopping mall). |  |  | **1** |  |  |  |
|  | Grocery store or supermarket with meat, produce and dairy. |  |  | **1** |  |  |  |
|  | Hospital, diagnostic and treatment center (CDT) or federally qualified health center (see www.hrsa.gov). |  |  | **1** |  |  |  |
|  | Pharmacy. |  |  | **1** |  |  |  |
|  | Federal post office. |  |  | **1** |  |  |  |
|  | Public transit terminal (bus, *públicos*). |  |  | **1** |  |  |  |
|  | **Documentation required: Map certified by a licensed land surveyor attesting to location of the facilities and the distance along a walkable public pathway or roadway between the project's main pedestrian entrance and the closest point of a town square or park facility or a public entrance to any target facility (in case of a shopping mall, to the commercial concourse or a big box-type facility entrance). If close to more than one installation belonging to the same type, only one point will be awarded. In case of a scattered-site project, distance will have to be certified from the nearest point of the closest building in the project.** | I.002 |  |  |  |  |  |
|  | Amenities must also be referenced by the market study. | III.001 |  |  |  |  |  |
|  | **Targeted**. Projectstargeted to the following special needs populations located within 500 meters of the following amenities will be awarded a point for each one, **up to 2** **points.** |  |  |  | **2** |  |  |
|  | Assisted Living |  |  | **1** |  |  |  |
|  | **Specific documentation required: Certification from PR Dept. of Housing pursuant to the dispositions of Law 244 of September 3, 2003** |  |  |  |  |  |  |
|  | Single headed household: |  |  |  |  |  |  |
|  | Grocery store with WIC contract. |  |  | **1** |  |  |  |
|  | Licensed or chartered child care facility. |  |  | **1** |  |  |  |
|  | **Specific documentation required: name and physical address of facilities.** | I.002 |  |  |  |  |  |
|  | **Specific documentation required: Evidence of inclusion in the WIC Vendor Registry published at wicpuertorico.com.** | I.003 |  |  |  |  |  |
|  | **Specific documentation required: Child care facility charter issued by ACUDEN.** | I.004 |  |  |  |  |  |
|  | Elderly household: |  |  |  |  |  |  |
|  | Physician or dental office. |  |  | **1** |  |  |  |
|  | Civic center or voluntary work facility. |  |  | **1** |  |  |  |
|  | **Specific documentation required: Name and physical address of facilities**. | I.002 |  |  |  |  |  |
|  | Homeless (as defined under HEARTH Act): |  |  |  |  |  |  |
|  | WIOA training center. |  |  | **1** |  |  |  |
|  | ASSMCA licensed public or private institution for the ambulatory treatment of mental disabilities, drug addiction or substance dependency. |  |  | **1** |  |  |  |
|  | **Specific documentation required: Name and physical address of facilities.** | I.002 |  |  |  |  |  |
|  | **Specific documentation required: Authorization for WIOA training center issued by Local Workforce Development Area.** | I.005 |  |  |  |  |  |
|  | **Specific documentation required: Copy of license issued by ASSMCA.** | I.006 |  |  |  |  |  |
|  | **Documentation required: Map certified by a licensed land surveyor attesting to location of facilities and distance along a walkable public pathway or a roadway between the project's main pedestrian entrance and the public entrance to any target facility. If close to more than one installation belonging to the same type, only one point will be awarded. In case of a scattered-site project, distance will have to be certified from the nearest point of the closest building in the project.** | I.002 |  |  |  |  |  |
|  | **Amenities must also be referenced by the market study.** | III.001 |  |  |  |  |  |
|  | Veterans |  |  | **1** |  |  |  |
|  |  |  |  |  |  |  |  |
|  | **Undesirable Activities** |  |  |  | **-5** | | **-5** |
|  | **Undesirable Activities.** Even if compliant with required environmental review, projects **will be discounted** one point for each one of the listed undesirable activities, up to a maximum of 5 points, if located:  Within one-eight mile of a: |  |  |  |  |  |  |
|  | Junkyard. |  |  | **-1** |  |  |  |
|  | Landfill or dumpsite. |  |  | **-1** |  |  |  |
|  | Industrial site. |  |  | **-1** |  |  |  |
|  | Airport. |  |  | **-1** |  |  |  |
|  | Wastewater treatment plant. |  |  | **-1** |  |  |  |
|  | Adjoining a property which is or contains a: |  |  |  |  |  |  |
|  | Gas station. |  |  | **-1** |  |  |  |
|  | Auto repair, paint or tire repair shop. |  |  | **-1** |  |  |  |
|  | Woodworking shop. |  |  | **-1** |  |  |  |
|  | Unabated nuisance, as declared by a Municipality. |  |  | **-1** |  |  |  |
|  | **Documentation required: Map prepared by a licensed land surveyor certifying due diligence by identifying any of the listed nuisances within the established distance measured along the shortest straight line between the project lot and the nuisance property. In case of a scattered-site project, the distance will have to be certified from the closest point of the project's lot closest to the identified nuisance.** | I.002 |  |  |  |  |  |
| **Project Characteristics** | |  |  |  |  |  | **47** |
|  | **Infill or nuisance**. Projects will be awarded one point if proposed to develop an infill site or expropriated as part of a nuisance abatement process; and one additional point, **up to 5 points**, for each non-contiguous infill site or expropriated as part of a nuisance abatement process that is incorporated into a scattered-site project, located within an area with a radius no larger than one-quarter mile. An infill site shall be defined as a site that is bound on all except one of its sides, or two of its sides in case of a corner-type property, by adjoining built-up properties, and that has immediate access to existing public infrastructure of roads, water, sewer, and power. |  |  | **1-5** | **5** | |  |
|  | Documentation required: Aerial photograph for each infill site showing properties. | III.001 |  |  |  |  |  |
|  | **Documentation required: Cadastral numbers of properties (Application, page 1).** | G.001 |  |  |  |  |  |
|  | **Documentation required: Nuisance abatement completed by Municipality supported by property deed and certification provided by Municipality.** | I.007 |  |  |  |  |  |
|  | **Historic property.** A substantial rehabilitation project site is located in or incorporates a state designated historic property, federally designated historic place or a contributing resource to a federally designated Historic District. |  |  | **3** | **3** | |  |
|  | **Documentation required: Act citation or Planning Board's Resolution number and date in case of state designated properties; listing in the National Register of Historic Places in case of federally designated properties; or State Historic Preservation Office's (SHPO) certification of contributing resource.** | I.008 |  |  |  |  |  |
|  | **Adaptive reuse.** The residential use is an adaptive reuse of an existing non-residential property. |  |  | **1** | **1** | |  |
|  | **Documentation required: Appraisal certifying present land use of the property.** | V.003 |  |  |  |  |  |
|  | **Site Characteristics**. |  |  |  | **9** | |  |
|  | **Site Characteristics**.  **Mobility**. Projects (or the totality of the building sites, in the case of a scattered-site project), that incorporate improvements aimed at facilitating the mobility of its residents and promoting public transportation will be awarded **up to 4 points**, as follows: |  |  |  | **4** |  |  |
|  | The project provides an accessible and dedicated pedestrian network within the project site to connect the building(s) main pedestrian entrance(s) with egress points on all property sides adjoining a public street. |  |  | **1** |  |  |  |
|  | **Documentation required: Site plan certified by the project's designer identifying the proposed improvements.** | II.028 |  |  |  |  |  |
|  | Provided it is not required by a competent authority as an off-site improvement, the project includes the construction or rehabilitation of all non-conforming sidewalks in the perimeter of the project site adjoining a public roadway, in compliance with applicable accessibility standards and local codes. |  |  | **1** |  |  |  |
|  | **Documentation required: A separate plan drawing certified by the project's designer identifying any segments of the existing pedestrian pathways requiring accessibility improvements or in need of repair, and proposed improvements or new construction required to comply with applicable accessibility standards and local codes.** | II.029 |  |  |  |  |  |
|  | **Documentation required: Approval from Municipality and competent transit authority, if applicable.** | II.030 |  |  |  |  |  |
|  | **Documentation required: Letter from competent authority attesting the improvement is not a required off-site.** | II.031 |  |  |  |  |  |
|  | Provided it is not required by a competent authority as an off-site improvement, the project includes the construction or rehabilitation of transit pull-offs or public transit stops and required signage in any point of the roadway perimeter of the project site; or the provision or improvement of the sidewalks, crosswalks, refuge islands, and required signage to connect an off-site existing public transit stop with the project site, in compliance with applicable accessibility standards and local codes. |  |  | **1** |  |  |  |
|  | **Documentation required: A separate plan drawing certified by the project's designer identifying any segments of the existing pedestrian pathways requiring accessibility improvements or in need of repair, and proposed improvements or new construction required to comply with applicable accessibility standards and local codes.** | II.029 |  |  |  |  |  |
|  | **Documentation required: Approval from Municipality and competent transit authority, if applicable.** | II.030 |  |  |  |  |  |
|  | **Documentation required: Letter from competent authority attesting the improvement is not a required off-site.** | II.031 |  |  |  |  |  |
|  | The project provides an enclosed (covered, secured room within the building limits) bicycle storage facility for residents on the ground floor with at least one bicycle rack space for every two units; and an unenclosed bicycle storage facility accessible to visitors with at least one bicycle rack space for every 10 vehicle parking spaces. |  |  | **1** |  |  |  |
|  | **Documentation required: Ground floor plan certified by the project's designer showing location and capacity of facilities.** | II.010 |  |  |  |  |  |
|  | **Urban Considerations**. A proposed development that strengthens and improves the neighborhood's general urban character may be awarded one point for each one of the following criteria, **up to 5 points**, as follows: |  |  |  | **5** |  |  |
|  | The project achieves the maximum allowable gross floor area, housing density and/or height under applicable code provisions. |  |  | **1** |  |  |  |
|  | **Documentation required: Table with applicable code provisions, maximum parameters and project parameters certified by the project's designer.** | II.032 |  |  |  |  |  |
|  | The parking spaces and service areas are screened from any public sidewalk or roadway by green hedges, fences or walls with a void-to-solid area ratio of 1 or less. |  |  | **1** |  |  |  |
|  | **Documentation required: Site plan and elevation details certified by the project's designer identifying visual barriers and certifying compliance.** | II.010 |  |  |  |  |  |
|  | The building(s) main entrance(s) open(s) to the sidewalk of an adjoining public roadway. |  |  | **1** |  |  |  |
|  | **Documentation required: Site plan certified by the project's designer showing the location of the building's main entrance(s).** | II.010 |  |  |  |  |  |
|  | The commercial spaces offered to the project tenants serve the general public and can be directly accessed from a public space. |  |  | **1** |  |  |  |
|  | **Documentation required: Entry-level floor plan certified by the project's designer identifying commercial spaces and direct access from a public space.** | II.010 |  |  |  |  |  |
|  | The project dedicates an open garden or plaza to public use connected to or adjoining a sidewalk or roadway. |  |  | **1** |  |  |  |
|  | **Documentation required: Site plan certified by the project's designer identifying public space, area and relation to a sidewalk or roadway.** | II.010 |  |  |  |  |  |
|  | **Documentation required: Documentation supporting property dedication to public use.** | II.033 |  |  |  |  |  |
|  | **Building Characteristics**. |  |  |  |  |  |  |
|  | **Unit Mix**. Projects might earn **up to 2 points** for a unit mix preferring 2-bedroom units as follows: |  |  |  | **2** | |  |
|  | 75% or more 2-bedroom units |  |  | **2** |  |  |  |
|  | 50% or more 2-bedroom units |  |  | **1** |  |  |  |
|  | **Documentation required: Floor plans certified by the project's designer.** | II.010 |  |  |  |  |  |
|  | **Documentation required: Project proforma.** | V.002 |  |  |  |  |  |
|  | **Accessibility**. Exceeding the allocation required under 24 CFR 8.22(b), projects could earn **up to 3 points** for the amount of fully accessible units for mobility disabilities (compliant with requirements applicable to Type A dwellings as defined under section 1003 of ICC ANSI A117.1 (2009)), as follows: |  |  |  | **3** | |  |
|  | at least 20% of total units are fully accessible units for mobility disabilities. |  |  | **3** |  |  |  |
|  | at least 15% of total units are fully accessible units for mobility disabilities. |  |  | **2** |  |  |  |
|  | at least 10% of total units are fully accessible units for mobility disabilities. |  |  | **1** |  |  |  |
|  | **Documentation required: Floor plans and elevations certified by the project's designer showing accessibility features required by applicable criterion.** | II.010 |  |  |  |  |  |
|  | **Documentation required: Designer’s Preliminary Opinion Letter (Annex J of the Application Package, model of certification), specifying compliance with criteria.** | II.004 |  |  |  |  |  |
|  | **Documentation required: If requesting HOME, affirmative Fair Housing Marketing Plan (similar to Annex S of the Application Package).** | III.002 |  |  |  |  |  |
|  | **Building Amenities**. Projects will be awarded one point, **up to 5 points**, for each one of the following building or unit features benefiting all units and, if applicable, not required by code or a permit authority: |  |  |  | **5** | |  |
|  | Centrally located courtyard or patio with an area of no less than 30 sq. ft. per unit directly accessible from the main entrance(s) of the building(s). |  |  | **1** |  |  |  |
|  | Community or meeting center with and area of no less than 15 sq. ft. per unit, with kitchen and public bathrooms. |  |  | **1** |  |  |  |
|  | Open balcony in each unit with an area of no less than 24 sq. ft. |  |  | **1** |  |  |  |
|  | Equipped exercise room(s) with an area or aggregate area of no less than 300 sq. ft. |  |  | **1** |  |  |  |
|  | Common laundry (ies) equipped with at least a washer-dryer pair per 15 units or washer/dryer combo provided in each unit. |  |  | **1** |  |  |  |
|  | Equipped playground outdoor area with visual control from the main entrance. |  |  | **1** |  |  |  |
|  | Night shift security guard. |  |  | **1** |  |  |  |
|  | Trash chutes (for mid or high rise facilities). |  |  | **1** |  |  |  |
|  | Storm windows or shutters in all units. |  |  | **1** |  |  |  |
|  | Ceiling fans for all bedrooms and living room areas. |  |  | **1** |  |  |  |
|  | **Documentation required: Floor plans and elevations certified by the project's designer showing designated spaces, equipment, and/or floor area.** | II.010 |  |  |  |  |  |
|  | **Documentation required: Designer’s Preliminary Opinion Letter (Annex J of the Application Package, model of certification), specifying compliance with applicable design criteria.** | II.004 |  |  |  |  |  |
|  | **Innovative Design**. The Authority favors projects that advance the State Housing Plan's policy that seeks to identify, adopt and implement design, construction and rehabilitation standards and technologies that are appropriate for the island's climate, aimed at reducing construction costs and promoting energy efficiency. |  |  |  | **14** | |  |
|  | **Cost Containment**. The Authority's total development cost for new construction averages close to **$233,607** for non-elderly units and **$176,221** for elderly; substantial rehabilitation averages close to **$108,579** and **$129,123**, respectively. Projects that demonstrate the capacity to effectively curb costs while complying with applicable standards, threshold requirements and minimum scoring, might earn **up to 5 points**, as follows: |  |  |  | **5** |  |  |
|  | Total development cost per unit more than 20% below the applicable benchmark. |  |  | **5** |  |  |  |
|  | Total development cost per unit more than 15% below the applicable benchmark. |  |  | **3** |  |  |  |
|  | Total development cost per unit more than 10% below the applicable benchmark. |  |  | **1** |  |  |  |
|  | **Documentation required: Construction cost breakdown (itemized schedule of values) that substantially conforms to form HUD 2328 (form not required), certified by the proposed general contractor or project designer.** | V.011 |  |  |  |  |  |
|  | **Documentation required: Construction cost estimate prepared by a third-party (licensed Architect or Engineer, Professional Cost Estimator or a Certified Cost Professional).** | V.020 |  |  |  |  |  |
|  | **Documentation required: Project Development Costs (Application, pages 11 and 12).** | G.001 |  |  |  |  |  |
|  | **Required fees to cover the Authority's third-party assessment of proposed cost estimates.** |  |  |  |  |  |  |
|  | **Documentation required: Sources and Uses (Application, page 15).** | G.001 |  |  |  |  |  |
|  | **Energy Efficiency**. Projects might earn **up to 9 points** by advancing energy efficiency and green design best-practices and protocols, as follows:  A point each will be awarded for any project that specifies and factors-in the initial costs of any the following: |  |  |  | **9** |  |  |
|  | All appliances initially placed in common areas and apartments, and/or building envelope products (specifically: refrigerators, bath fans, clothes washers-dryers, and/or windows, doors, and skylights), as well as their replacement are specified to be Energy Star-qualified. |  |  | **1** |  |  |  |
|  | Kitchen range directly vents to exterior and all hoods vent to the exterior dampered; Energy Star qualified bath fan where required with timer or humidistat. |  |  | **1** |  |  |  |
|  | Energy Star qualified light fixtures throughout. |  |  | **1** |  |  |  |
|  | All initial water conserving appliances and fixtures and their on-going replacements conform to or exceed the EPA's Water Sense standards for toilets, kitchen faucets, bathroom faucets, and showerheads. |  |  | **1** |  |  |  |
|  | Recycling space and equipment, including recycling bins for each apartment. |  |  | **1** |  |  |  |
|  | **Documentation required: Architectural drawings specifying spaces, equipment and/or systems required.** | II.010 |  |  |  |  |  |
|  | **Documentation required: Designer’s Preliminary Opinion Letter (Annex J of the Application Package, model of certification), specifying compliance with criteria.** | II.004 |  |  |  |  |  |
|  | **Documentation required: Construction cost estimates identifying initial cost of equipment.** | V.020 |  |  |  |  |  |
|  | **Documentation required: Proposed covenant provision for on-going replacements adopting most current program standard, included in letter of intent to sign Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package).** | II.026 II.027 |  |  |  |  |  |
|  | Construction permit is a Green Construction Permit (*Permiso de Construcción Verde*) from OGPe. |  |  | **3** |  |  |  |
|  | **Documentation required: Copy of Green Construction Permit (*Permiso de Construcción Verde*) from OGPe.** | II.012 |  |  |  |  |  |
|  | An Enterprise Green Communities' pre-build or a LEED Neighborhood Development Plan certification completed at date of application. |  |  | **1** |  |  |  |
|  | **Documentation required: Copy of certification.** | II.034 |  |  |  |  |  |
|  | **Construction Readiness.** **Up to 5 points** if requesting only Tax Credits**,** and **up to 10 points**, if requesting HOME funds, will be awarded if the project has one of the following: |  |  |  | **5** | |  |
|  | Unexpired construction permit or notification of approval of the construction permit. |  |  | **5** |  |  |  |
|  | **Documentation required: Document issued by the Permits Management Office (OGPe), an Autonomous Municipality or a *Professional Autorizado****.* | II.012 |  |  |  |  |  |
|  | Urbanization permit or notification of approval of the urbanization permit, recommendations from infrastructure agencies, along with threshold environmental applicable review format and Section 106 compliance, only if project does not require HOME funding. |  |  | **3** |  |  |  |
|  | **Documentation required: Urbanization permit and infrastructure recommendations issued by OGPe, Autonomous Municipality or a *Profesional Autorizado,* as might apply.** | II.012 |  |  |  |  |  |
|  | **Documentation required: Applicable environmental review format (Phase I ESA, Compliance Determination with a Statutory Checklist format (for projects requiring HOME funds or rental assistance, among other programs, Environmental Assessment) filing completed with OGPe and copy of any required notice related to the specific Federal law and authority review triggered under the Compliance Determination or the Notice of Finding of No Significant Impact under the Environmental Assessment.** | II.023 |  |  |  |  |  |
|  | **Documentation required: Compliance document issued by SHPO (e.g. Letter of no adverse effect, letter of no historic property affected by undertaking, programmatic agreement, MOU).** | II.013 |  |  |  |  |  |
|  | Recommendations from infrastructure agencies, along with threshold environmental applicable review format and Section 106 compliance, only if project does not require HOME funding. |  |  | **1** |  |  |  |
|  | **Documentation required: Same as under previous criterion (except for copy of Urbanization Permit).** |  |  |  |  |  |  |
| **Housing Needs Characteristics** | |  |  |  |  |  | **12** |
|  | **Income Targeting.** Aproject might earn 3 points if at least 50% of the units in the project are targeted for households with incomes at 50% AMI. |  |  | **2** | **2** | |  |
|  | **Documentation required: Proposed covenant provision for income targeting included in letter of intent to sign Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package).** | II.026 II.027 |  |  |  |  |  |
|  | **Documentation required: Tenant selection procedures.** | III.003 |  |  |  |  |  |
|  | **Targeted Units.** A project will be awarded **up to 3 points** if it sets-aside the applicable percentage of units for any of the following special populations categories identified in both the State Housing Plan and the Consolidated Plan: elderly households (62 years and older); homeless persons or families as defined under the HEARTH Act; single headed households; persons with HIV/AIDS. As follows: |  |  |  | **3** | |  |
|  | if requesting Tax Credits, at least 75% of total project units set aside for the targeted group during the length of the extended use period, or the compliance period if the project is subjected to a qualified contract process or tenant homeownership conversion (right of first refusal); if requesting HOME funds at least 75% of total project units set aside for the targeted group during the length of the HOME compliance period. |  |  | **3** |  |  |  |
|  | if requesting Tax Credits, at least 50% of total project units set aside for the targeted group during the length of the extended use period, or the compliance period if the project is subjected to a qualified contract process or tenant homeownership conversion (right of first refusal); if requesting HOME funds at least 50% of total project units set aside for the targeted group during the length of the HOME compliance period. |  |  | **2** |  |  |  |
|  | if requesting Tax Credits, at least 25% of total project units set aside for the targeted group during the length of the extended use period, or the compliance period if the project is subjected to a qualified contract process or tenant homeownership conversion (right of first refusal); if requesting HOME funds at least 25% of total project units set aside for the targeted group during the length of the HOME compliance period; and if requesting PBV, 50% of total project units excepted. |  |  | **1** |  |  |  |
|  | **Documentation required: Proposed covenant provision for income targeting included in letter of intent to sign Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package), and recording the targeted set-aside for the length of the affordability period.** | II.026 II.027 |  |  |  |  |  |
|  | **Documentation required: If requesting HOME, Affirmative Fair Housing Marketing Plan (similar to Annex S of the Application Package).** | III.002 |  |  |  |  |  |
|  | **Documentation required: if requesting only Tax Credits, tenant selection procedures.** | III.003 |  |  |  |  |  |
|  | **Preservation**. To strengthen the State Housing Plan policies that seek to maintain the stock of affordable rental housing a substantial rehabilitation project that meets the threshold expenditure level established under IRC 42(c)(3)(A)(ii), might earn **up to 3 points** if: |  |  |  | **3** | |  |
|  | The project curbs the risk of loss due to physical condition by replacing more than one major building component, which includes roof, bearing wall, floor or foundation structures; plumbing system; electrical system; fire prevention and safety system; vertical transportation; or building envelope. |  |  | **2** |  |  |  |
|  | **Documentation required: Comprehensive capital needs assessment certified by a licensed architect or civil engineer including the identification of the condition of major building systems and the extent of required code compliance retrofitting.** | II.024 |  |  |  |  |  |
|  | The project curbs a significant risk for market conversion of the tax credit or otherwise rent-assisted property; or preserves a comparable level of existing project-based rental subsidies that will expire within two years of the application date. |  |  | **1** |  |  |  |
|  | **Documentation required: Housing market study must demonstrate the capacity of the project to compete for market rate tenants; copy of existing HAP, if applicable.** | III.001 |  |  |  |  |  |
|  | **Term**. If requesting NHTF, a project might earn **up to 3 points** for extending the term of affordability beyond the extended use period of thirty years for: |  |  |  | **3** | |  |
|  | At least 10 more years. |  |  | **3** |  |  |  |
|  | At least 5 more years. |  |  | **1** |  |  |  |
|  | Documentation required: Letter of intent to extend the initial 30-year period of compliance with the NHTF income and rent restriction and sign the Land Use Restrictive Covenant Agreement . |  |  |  |  |  |  |
|  | Documentation required: Project proforma. |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  | **Public Housing Agency (PHA) Waiting Lists**. If requesting Tax Credits, any project included in any waiting list of a public housing agency (PHA) might earn 1 point. |  |  | **1** | **1** | |  |
|  | Documentation required: Referral agreement with the correspondent PHA to include the project in any listing of public housing opportunities where households with tenant-based subsidies are welcomed and where the project’s owner or management agent agrees to actively seek referrals from the public housing authority to apply for units at the project. Also, Annex S, specifying in item 8 that "the owners will rent the units of the project to eligible families referred by the PHA from its waiting list or from their own waiting list if the PHA cannot provide adequate candidates, as determined and requested on the PHA's Administrative Plan". | III.006 |  |  |  |  |  |
| **Project Developer Characteristics** | |  |  |  |  |  | **9** |
|  | **Experience.** Developer, General Partner or Managing Partner can demonstrate successful record and full compliance participating in same capacity in the development of tax credit/HOME projects in Puerto Rico. **Up to 6 points**, a point will be awarded for each documented project, **up to a maximum of 3 projects**, for each one of the following comparable characteristics: |  |  |  | **6** | |  |
|  | If proposing to use only LIHTC or HOME, project demonstrating utilization of the respective LIHTC or HOME program, or in combination with other programs; if proposing to use LIHTC and HOME combined, or in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance. |  |  | **1-3** |  |  |  |
|  | Similar or deeper share of income targeted populations. |  |  | **1-3** |  |  |  |
|  | **Documentation required: Copy of HAP, IRS form 8609 for each project, as applicable.** | IV.035 |  |  |  |  |  |
|  | **Documentation required: Relevant project documentation to support experience in particular project.** | IV.036 |  |  |  |  |  |
|  | **Documentation required: Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable.** | IV.019 IV.020 |  |  |  |  |  |
|  | **Financial Strength. Up to 3 points** might be awarded if developer, general partner and manager partner have: |  |  |  | **3** | |  |
|  | Combined current liquid assets equivalent to the greater of one million dollars ($1,000,000) or 5% of the total development costs. |  |  | **2** |  |  |  |
|  | Combined net worth equivalent to the greater of three million dollars ($3,000,000) or 15% of total development costs. |  |  | **1** |  |  |  |
|  | **Documentation required: Compiled or revised financial statements certified by a licensed accountant.** | IV.016 IV.017 |  |  |  |  |  |
|  | **Documentation required: Sources and Uses (Application, page 15).** | G.001 |  |  |  |  |  |
| **Financing Characteristics** | |  |  |  |  |  | **15** |
|  | **Funds Leveraging**. The leveraging of capital funding from public grants or non-financing sources, other than those being managed by the Authority, the Department of Housing or the Municipalities is encouraged by awarding a project **up to 5 points** as follows: |  |  |  | **2** | |  |
|  | At least 15% of the total development cost covered by other sources of public funding. |  |  | **2** |  |  |  |
|  | At least 10% of the total development cost covered by other sources of public funding. |  |  | **1** |  |  |  |
|  | **Documentation required: Sources and Uses (Application, page 15).** | G.001 |  |  |  |  |  |
|  | **Documentation required: Binding commitment, agreement or award documentation.** | V.008 V.010 |  |  |  |  |  |
|  | **Local Government Funding. Up to 5 points** are awarded to projects that leverage local government capital funding through cash contributions, land donated or discounted, site or off-site improvements, grants, or a municipal construction tax abatement which is granted to the project and is not available under a local or state statute of general application, with a total value of: |  |  |  | **3** | |  |
|  | At least 5% of the total development cost. |  |  | **3** |  |  |  |
|  | At least 3% of the total development cost. |  |  | **2** |  |  |  |
|  | At least 1% of the total development cost. |  |  | **1** |  |  |  |
|  | **Documentation required: Sources and Uses (Application, page 15).** | G.001 |  |  |  |  |  |
|  | **Documentation required: Binding commitment, agreement or award documentation.** | V.004 V.010 |  |  |  |  |  |
|  | **Document required: If applicable Ordinance, Resolution or Bid supporting property transaction.** | V.021 |  |  |  |  |  |
|  | **Document required: Evidence of site control by Owner: earnest money agreement, option or closing statement for land and/or buildings, title, deed or leasehold agreement (99 years or more, if requesting HOME), or equivalent for Municipal land transaction.** | II.008 |  |  |  |  |  |
|  | **Document required: If applicable, documentation supporting construction tax abatement (Ordinance and/or Resolution).** | V.022 |  |  |  |  |  |
|  | Financing with the Puerto Rico Housing Finance Authority |  |  |  | **3** | |  |
|  | Interim and Permanent Financing |  |  | **3** |  |  |  |
|  | Interim or Permanent Financing |  |  | **2** |  |  |  |
|  | **Documentation required: Sources and Uses (Application, page 15)** |  |  |  |  |  |  |
|  | **Documentation required: Binding commitment, agreement or application documentation.** |  |  |  |  |  |  |
|  | Financing insured by the Federal Housing Administration (FHA |  |  | **2** | **2** | |  |
|  | **Documentation required: Firm commitment letter, or agreement documentation.** |  |  |  |  |  |  |
|  | State Funding. Projects which have been contributed federal & state-owned land for redevelopment will be awarded 2 points |  |  | **2** | **2** | |  |
|  | **Operating Expenses**. A project might be awarded 1 point if it meets the corresponding operating expense requirement on a per-unit per-annum (PUPA) basis in the first year: |  |  |  | **1** | |  |
|  | For developments with 79 units or less, a PUPA not less than $3,000 but not more than $3,600. |  |  | **1** |  |  |  |
|  | For developments with 80 to 120 units, a PUPA not less than $2,900 but not more than $3,400. |  |  | **1** |  |  |  |
|  | For developments with 121 units or more, a PUPA not less than $2,800 but not more than $3,400. |  |  | **1** |  |  |  |
|  | **Documentation required: Certification provided by the management agent.** | V.023 |  |  |  |  |  |
|  | **State Funding.** Projects which have been contributed federal or state-owned land for redevelopment will be awarded 2 points. |  |  | **2** | **2** | |  |
|  | **Documentation required: Copy of long-term lease agreement, deed, or letter of commitment.** | II.008 |  |  |  |  |  |
| **Financing Characteristics** | |  |  |  |  |  | **5** |
|  | **Supportive Services**. To advance the public policy of the State Housing Plan to increase the provision supporting services by integrating agencies that provide these services and coordinate their actions to support permanent housing for populations with special needs, any project might earn **up to 5 points** for sustaining a funding allocation for the provision of supportive services of the type: 1) authorized under a federally subsidized program and that could be funded with resources obtained directly as a grantee in competitive or demonstrative grants, or as a recipient of rental or operational assistance (i.e. CoC, VASH, GPD, SSVF, Veteran Per Diem, CDBG, 811, 202, HOPWA, FSS Program, etc.), or indirectly as sub-grantee or provider, or by contracting the services of a sub-grantee or provider, of any state or municipally managed program (i.e.: ADFAN's CSGB, VRA's Independent Living, ASSMCA's Homeless and Chronic Mental Health, ADFAN's Adult and Person with Disabilities Services, Medicaid's Home and Community-Based Service Waivers, among other); or 2) contracted for a certified Assisted Living facility authorized under Act 244-2003, as follows: |  |  |  | **5** | |  |
|  | Up to 5% of the project's annual operational cost for the length of the compliance period of affordability. |  |  | **5** |  |  |  |
|  | Up to 3% of the project's annual operational cost for the length of the compliance period of affordability. |  |  | **3** |  |  |  |
|  | Up to 1% of the project's annual operational cost for the length of the compliance period of affordability. |  |  | **1** |  |  |  |
|  | **Documentation required: Project proforma.** | V.002 |  |  |  |  |  |
|  | **Documentation required: Letter of intent to sign the Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package), and specifying operational budget commitment for supportive services.** | II.026 II.027 |  |  |  |  |  |
|  | **Documentation required: If available, binding commitment, agreement or award documentation.** | V.008 V.010 |  |  |  |  |  |
|  | **On-going compliance will have to be demonstrated through: financial reporting evidencing compliance with funding commitment; and supporting documentation of managed, contracted or purchased services funded or authorized by any federally subsidized program; relevant reporting under Act 224-2003.** |  |  |  |  |  |  |
|  | **Total Score** |  |  |  |  |  | **100** |
|  | **Minimum Required Score** |  |  | **30** |  |  |  |
|  | **Tie Breaking Criteria** |  |  |  |  |  |  |
|  | Will favor the project that is the readiest one to proceed. |  |  |  |  |  |  |
|  | Will favor the project that is located in an Urban Area. |  |  |  |  |  |  |
|  | Will favor the project with highest debt service coverage ratio (DSCR). |  |  |  |  |  |  |
|  | Will favor the project that is located in a QCT and contributes to a concerted Community Revitalization Plan consistent with the policies of the Commonwealth or a municipality. Endorsement from competent entity must be provided, if case arises. |  |  |  |  |  |  |
|  | If requesting Tax Credits, will favor the project that is located in a Municipality with the longer elapsed period without tax credit allocation; if requesting HOME funds, will favor the project that is located in a non-metropolitan Municipality with the least amount of HOME funds allocated from the Authority's HOME program for Construction and Rehabilitation of Rental Housing; if requesting funds from both programs, preference will be given as listed: Tax Credits, HOME. |  |  |  |  |  |  |