

**Affordable Housing Financing Application
THRESHOLD ANALYSIS**

| | | Scoring Ranges | | |
|----------------------------|--|-----------------------|----|------------|
| I | Mandatory Items: | | | |
| | A. Signed, completed application | Yes | or | No |
| | B. Evidence of notification to Magisterial District Supervisor | Yes | or | No |
| | C. Zoning approval, as applicable | Yes | or | No |
| | D. Not suspended or debarred from County, State, or Federal procurement | Yes | or | No |
| | E. Evidence of Site Control | Yes | or | No |
| | F. All Mandatory Attachments | Yes | or | No |
| II | Readiness: | | | |
| | A. Realistic Plan of Financial Closing to reach completion within 12-24 months | 0 | or | 40 |
| | TOTAL | | | 40 |
| III | Housing Needs Characteristics: | | | |
| | A. Existing Project-Based Subsidy | 0 | or | 20 |
| | B. Census tract with < 10% poverty rate | 0 | or | 25 |
| | C. Leasing preference to families on FCRHA or other County Waiting Lists | 0 | or | 10 |
| | D. Preference will be given to new construction or projects made affordable that are not currently under LIHTC or other affordability restrictions | 0 | or | 10 |
| | TOTAL | | | 65 |
| IV | Development Characteristics: | | | |
| | A. Accessibility (504) for 5% or 10% of units (2 points for each percent) | 0 | to | 20 |
| | B. Earthcraft Gold, LEED, NGBS Silver or higher, or Enterprise Green Communities | 0 | or | 35 |
| | C. Universal Design (.2 point for each percent) | 0 | to | 20 |
| | TOTAL | | | 75 |
| V | Population Served: | | | |
| | A. Provision of 3 BR units or larger (1 point for each percent up to 20%) | 0 | to | 20 |
| | B. Units with rents at or below 30% AMI (1 point for each percent up to 10%) | 0 | to | 10 |
| | C. Units with rents at or below 50% AMI or less: | 0 | to | 50 |
| | 75% of units at 50% AMI and below (50 pts) | | | |
| | Between 60% and 75% of units at 50% AMI or below (30 pts) | | | |
| | Between 50% and 60% of units at 50% AMI or below (10 pts) | | | |
| | D. Units serving persons with intellectual and/or physical disabilities special needs population or restricted senior for persons 55 years and older | 0 | or | 5 |
| | E. Resident services provided on site | 0 | or | 10 |
| | TOTAL | | | 95 |
| VI | Applicant Experience: | | | |
| | A. Developer experience - 3 developments with 3x units or 6 developments with 1x units | 0 | or | 50 |
| | B. Developer experience - 3 developments and at least \$500,000 in liquid assets | 0 | or | 50 |
| | C. Developer experience - 1 development with 1 x units | 0 | or | 10 |
| | TOTAL | | | 50 |
| VII | Efficient Use of Resources: | | | |
| | A. County Funding Per Unit: | 0 | to | 200 |
| | \$0-20,000 (200 points) | | | |
| | \$20,001-40,000 (150 points) | | | |
| | \$40,001-60,000 (100 points) | | | |
| | \$60,001-80,000 (50 points) | | | |
| | B. Cost Limits (Lower than Virginia Housing cost limits as defined in the LIHTC Manual) | 0 | or | 50 |
| | D. Leveraging Resources with a Minimum 4:1 | 0 | or | 5 |
| | E. Projects Provide Cash Flow to Repay the Loan | 0 | or | 5 |
| | F. FCRHA-Issued Bonds | 0 | or | 100 |
| | TOTAL | | | 360 |
| TOTAL MAXIMUM SCORE | | | | 685 |