



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Aaron Mills Apartments

Deal # 2695

LNI Tracking # 2020-C-85

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	-10.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.85
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	17.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 35.85

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		58.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	19.20
i. Historic Structure	0 or 5	0.00

Section Total: 172.20



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	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	24.18
b. Cost per unit	Up to 100	27.81
Section Total:		<u>51.99</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>435.04</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Aaron Mills Apartments

Deal # 2695

LNI Tracking # 2020-C-85

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>55.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>58.00</u>

Comments to the Developer:

Mandatory Item: Previous Participation Certification- Incorrect Owner on Previous Participation Certification (-10 points)
 Pool Requested: The pool was changed from Balance of State to Local Housing Authority due to the local PHA providing the ROFR and more than 10% of the units having project based vouchers.



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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Apartments at Kingsridge 3

Deal # 2709

LNI Tracking # 2020-C-26

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	17.91
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 67.91

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		41.25
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	5.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 86.25



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Apartments at Kingsridge 3

Deal # 2709

LNI Tracking # 2020-C-26

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	94.04
b. Cost per unit	Up to 100	31.43
Section Total:		<u>125.47</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		
Total Score:		<u>489.63</u>



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Apartments at Kingsridge 3

Deal # 2709

LNI Tracking # 2020-C-26

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	16.25
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	NO	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>41.25</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>41.25</u>

Comments to the Developer:

Point Item: 504 Accessibility- A marketing plan was not submitted as required for the 504 accessibility amenity item. (-30 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Arlington View Terrace East

Deal # 2690

LNI Tracking # 2020-C-29

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.48
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **84.48**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		56.50
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	20.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	9.20
i. Historic Structure	0 or 5	0.00

Section Total: **170.70**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Arlington View Terrace East

Deal # 2690

LNI Tracking # 2020-C-29

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	14.61
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>99.61</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	63.29
b. Cost per unit	Up to 100	6.32
Section Total:		<u>69.61</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>549.40</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Arlington View Terrace East

Deal # 2690

LNI Tracking # 2020-C-29

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	39.00%	13.50
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>56.50</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>56.50</u>

Comments to the Developer:



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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Bellwood Crossing

Deal # 2733

LNI Tracking # 2020-C-40

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	-10.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.46
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	9.20
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 48.66

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	3.20
i. Historic Structure	0 or 5	0.00

Section Total: 170.20



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Bellwood Crossing

Deal # 2733

LNI Tracking # 2020-C-40

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	103.73
b. Cost per unit	Up to 100	35.76
Section Total:		<u>139.49</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		
Total Score:		<u>523.35</u>



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Bellwood Crossing

Deal # 2733

LNI Tracking # 2020-C-40

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>72.00</u>

Comments to the Developer:

Mandatory Item: Site Control- Documentation for site control had to be updated to remove seller conditions (-10 points)
 Point Item: Developer Experience- (Per the 2020 QAP) To qualify for developer experience points there must be evidence that the controlling general partner or managing member of the controlling general partner or managing member for the proposed development [has met the requirements for the points.] Adrian Iglesias is not the managing member of the managing member as required in the QAP. He is one of 5 managers (and document provides for up to 7 managers) of Bellwood Crossing MM LLC. Control of the LLC is by majority vote of managers, and he could easily be outvoted. (-50 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Birch Island Apartments

Deal # 2717

LNI Tracking # 2020-C-68

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	15.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	1.84

Section Total: 51.84

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		41.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.56
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 132.56



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Birch Island Apartments

Deal # 2717

LNI Tracking # 2020-C-68

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	74.37
b. Cost per unit	Up to 100	33.47
Section Total:		<u>107.84</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
425 Point Threshold - All 9% Tax Credits		<u>502.24</u>
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Birch Island Apartments

Deal # 2717

LNI Tracking # 2020-C-68

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	0.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>41.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>41.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Block 20 Apartments

Deal # 2722

LNI Tracking # 2020-C-59

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.46
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	39.16
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 97.62

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		55.40
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	0.00
h. Developments with less than 100 units	Up to 20	6.80
i. Historic Structure	0 or 5	0.00

Section Total: 142.20



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Block 20 Apartments

Deal # 2722

LNI Tracking # 2020-C-59

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	44.58
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>84.58</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	55.39
b. Cost per unit	Up to 100	18.72
Section Total:		<u>74.11</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	25.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>85.00</u>
Total Score:		<u>533.51</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Block 20 Apartments

Deal # 2722

LNI Tracking # 2020-C-59

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.58%	16.40
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>55.40</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>55.40</u>

Comments to the Developer:

Mandatory Item: Organization Chart- The ROFR signature block included additional entities related to Brinshore Block 20 GP, LLC; these entities need to be included in the organization chart (-10 points)
 Point Item: Revitalization Area- Points reduced to reflect existing revitalization area (-5 points)
 Point Item: Subsidized Funding- Value of donated land is based on the assessment and not the appraisal (-0.84 points)



**2020 Preliminary Score Summary
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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Brady Square

Deal # 2691

LNI Tracking # 2020-C-07

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.47
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **34.47**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		70.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	2.05
h. Developments with less than 100 units	Up to 20	13.60
i. Historic Structure	0 or 5	0.00

Section Total: **165.65**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Brady Square

Deal # 2691

LNI Tracking # 2020-C-07

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	14.77
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>99.77</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	76.45
b. Cost per unit	Up to 100	35.53
Section Total:		<u>111.98</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>105.00</u>
Total Score:		<u>576.87</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Brady Square

Deal # 2691

LNI Tracking # 2020-C-07

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>70.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>70.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: **Cameo Street**

Deal # **2719**

LNI Tracking # **2020-C-54**

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.10
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	5.24
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **39.34**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	6.27
h. Developments with less than 100 units	Up to 20	13.20
i. Historic Structure	0 or 5	0.00

Section Total: **171.47**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Cameo Street

Deal # 2719

LNI Tracking # 2020-C-54

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	71.41
b. Cost per unit	Up to 100	25.61
Section Total:		<u>97.02</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>0.00</u>
425 Point Threshold - All 9% Tax Credits		<u>457.83</u>
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Cameo Street

Deal # 2719

LNI Tracking # 2020-C-54

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>72.00</u>

Comments to the Developer:

Point Item: ROFR- The ROFR provided was not fully notarized. Per the Notary Public Handbook "§ 47.1-16. 'Notarizations to show date of act, official signature and seal, etc.' A. Every notarization shall include the date upon which the notarial act was performed, and the county or city and state in which it was performed." (-60 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Carrier Point I

Deal # 2688

LNI Tracking # 2020-C-57

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.02
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	31.46
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **69.48**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		49.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: **164.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Carrier Point I

Deal # 2688

LNI Tracking # 2020-C-57

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	5.41
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>95.41</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	36.56
b. Cost per unit	Up to 100	22.09
Section Total:		<u>58.65</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	35.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>95.00</u>
Total Score:		<u>542.54</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Carrier Point I

Deal # 2688

LNI Tracking # 2020-C-57

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	65.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>49.00</u>
All elderly units have:		
t. Front-control ranges	YES	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>49.00</u>

Comments to the Developer:

Point Item: Revitalization Area- Points reduced to reflect existing revitalization area (-5 points)
 Point Item: Internet Access- The required documentation was not submitted for the internet amenity points. (-4 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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**2020 Preliminary Score Summary
as of May 6, 2020**

**Deal Name: Church Hill North Phase 2B - 9
percent**

Deal # 2769

LNI Tracking # 2020-C-80



2020 Preliminary Score Summary as of May 6, 2020

	Possible	Score
MANDATORY ITEMS:		
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00
Section Total:		<u>0.00</u>
1. READINESS:		
a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00
Section Total:		<u>15.00</u>
2. HOUSING NEEDS CHARACTERISTICS:		
a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	9.44
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>69.44</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Amenities		53.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00
Section Total:		<u>168.00</u>



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Church Hill North Phase 2B - 9 percent

Deal # 2769

LNI Tracking # 2020-C-80

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	10.42
b. Cost per unit	Up to 100	-2.32
Section Total:		<u>8.10</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
Section Total:		<u>10.00</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		
Total Score:		<u>380.54</u>



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Church Hill North Phase 2B - 9 percent

Deal # 2769

LNI Tracking # 2020-C-80

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>50.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>53.00</u>

Comments to the Developer:

Point Item: Opportunity Area- Points were updated due to site being within a census tract with less than 10% poverty; originally included points for tracts with less than 12% poverty. (+5 points)
 Point Item: ROFR- The Managing Member included in the ROFR does not match the organization documents or application. (-60 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Claremont School Apartments

Deal # 2706

LNI Tracking # 2020-C-72

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 50.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		53.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	2.30

Section Total: 140.30



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Claremont School Apartments

Deal # 2706

LNI Tracking # 2020-C-72

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	30.44
b. Cost per unit	Up to 100	12.85
Section Total:		<u>43.29</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>448.59</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Claremont School Apartments

Deal # 2706

LNI Tracking # 2020-C-72

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>53.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>53.00</u>

Comments to the Developer:

Mandatory Item: Organization Chart- The organization chart did not accurately reflect the nonprofit ownership. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Deerfield Apartments

Deal # 2714

LNI Tracking # 2020-C-65

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **30.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		44.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: **159.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Deerfield Apartments

Deal # 2714

LNI Tracking # 2020-C-65

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	37.46
b. Cost per unit	Up to 100	26.66
Section Total:		<u>64.12</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>438.12</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Deerfield Apartments

Deal # 2714

LNI Tracking # 2020-C-65

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	0.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>41.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>44.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: East Gate Village II

Deal # 2724

LNI Tracking # 2020-C-13

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	7.17
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 62.17

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 153.00



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: East Gate Village II

Deal # 2724

LNI Tracking # 2020-C-13

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	50.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	73.95
b. Cost per unit	Up to 100	37.26
Section Total:		<u>111.21</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>0.00</u>
425 Point Threshold - All 9% Tax Credits		<u>491.38</u>
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: East Gate Village II

Deal # 2724

LNI Tracking # 2020-C-13

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>68.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>68.00</u>

Comments to the Developer:

Point Item: ROFR- The ROFR provided was not fully notarized as it did not include a notary stamp.
(-60 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Florida Terrace

Deal # 2720

LNI Tracking # 2021-ASH-01

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	-10.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.17
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	4.05
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 23.22

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		46.25
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 161.25



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Florida Terrace

Deal # 2720

LNI Tracking # 2021-ASH-01

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	50.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	35.00
b. Cost per unit	Up to 100	20.82
Section Total:		<u>55.82</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>410.29</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Florida Terrace

Deal # 2720

LNI Tracking # 2021-ASH-01

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	16.25
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>46.25</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>46.25</u>

Comments to the Developer:

Mandatory Item: Partnership Agreement- The Partnership Agreement had to be updated to reflect the correct ownership. (-10 points)
 Point Item: Revitalization Area- Points reduced to reflect existing revitalization area (-5 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Goose Creek Crossing

Deal # 2738

LNI Tracking # 2020-C-62

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **50.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	10.60
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: **122.60**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Goose Creek Crossing

Deal # 2738

LNI Tracking # 2020-C-62

4. TENANT POPULATION CHARACTERISTICS:	Possible	Score
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00

Section Total: **100.00**

5. SPONSOR CHARACTERISTICS:	Possible	Score
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00

Section Total: **0.00**

6. EFFICIENT USE OF RESOURCES:	Possible	Score
a. Credit per unit	Up to 200	94.43
b. Cost per unit	Up to 100	44.39

Section Total: **138.82**

7. BONUS POINTS:	Possible	Score
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00

Section Total: **60.00**

Total Score: **486.42**

425 Point Threshold - All 9% Tax Credits

325 Point Threshold - Tax Exempt Bonds



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Goose Creek Crossing

Deal # 2738

LNI Tracking # 2020-C-62

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>72.00</u>

Comments to the Developer:

Point Item: Developer Experience- (Per the 2020 QAP) To qualify for developer experience points there must be evidence that the controlling general partner or managing member of the controlling general partner or managing member for the proposed development [has met the requirements for the points.] Adrian Iglesias is not the managing member of the managing member as required in the QAP. He is one of 5 managers (and document provides for up to 7 managers) of Goose Creek Crossing MM LLC. Control of the LLC is by majority vote of managers, and he could easily be outvoted. (-50 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Grande Oak

Deal # 2699

LNI Tracking # 2020-C-10

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.49
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **59.49**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		71.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	20.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: **196.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Grande Oak

Deal # 2699

LNI Tracking # 2020-C-10

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>70.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	50.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	88.59
b. Cost per unit	Up to 100	31.94
Section Total:		<u>120.53</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>571.02</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Grande Oak

Deal # 2699

LNI Tracking # 2020-C-10

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>68.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>71.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Lambert Landing

Deal # 2741

LNI Tracking # 2020-C-84

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.45
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	7.46
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 71.91

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	14.40
i. Historic Structure	0 or 5	0.00

Section Total: 177.40



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Lambert Landing

Deal # 2741

LNI Tracking # 2020-C-84

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	33.52
b. Cost per unit	Up to 100	21.73
Section Total:		<u>55.25</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	35.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>95.00</u>
Total Score:		<u>564.56</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Lambert Landing

Deal # 2741

LNI Tracking # 2020-C-84

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>68.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>68.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Luray Village Apartments

Deal # 2716

LNI Tracking # 2020-C-67

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	15.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 40.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		44.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 149.00



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Luray Village Apartments

Deal # 2716

LNI Tracking # 2020-C-67

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	48.11
b. Cost per unit	Up to 100	29.30
Section Total:		<u>77.41</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>436.41</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Luray Village Apartments

Deal # 2716

LNI Tracking # 2020-C-67

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	0.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>41.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>44.00</u>

Comments to the Developer:

Point Item: Revitalization Area- Documentation is insufficient. (-15 points)



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as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Magnolia Place Apartments

Deal # 2713

LNI Tracking # 2020-C-64

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	15.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 45.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		44.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	17.60
i. Historic Structure	0 or 5	0.00

Section Total: 156.60



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Magnolia Place Apartments

Deal # 2713

LNI Tracking # 2020-C-64

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	53.72
b. Cost per unit	Up to 100	34.99
Section Total:		<u>88.71</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>475.31</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Magnolia Place Apartments

Deal # 2713

LNI Tracking # 2020-C-64

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	0.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>41.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>44.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mecklenburg Manor

Deal # 2725

LNI Tracking # 2020-C-17

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	40.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 55.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.65
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 22.65

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		19.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	0.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.76
h. Developments with less than 100 units	Up to 20	19.60
i. Historic Structure	0 or 5	0.00

Section Total: 110.36



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mecklenburg Manor

Deal # 2725

LNI Tracking # 2020-C-17

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	10.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>10.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	72.24
b. Cost per unit	Up to 100	48.00
Section Total:		<u>120.24</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>50.00</u>
Total Score:		<u>448.25</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mecklenburg Manor

Deal # 2725

LNI Tracking # 2020-C-17

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	25.00%	10.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	3.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	NO	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>19.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>19.00</u>

Comments to the Developer:

Mandatory Item: Application- The application incorrectly included all costs under the rehab 30% category but they should have been included under 70% since this is a 9% competitive application. (-10 points)
 Point Item: ROFR- During the document review and scoring process, it was determined that the non-profit was not qualified. The Applicant submitted a request to select extended compliance. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Miller's Rest Apartments

Deal # 2710

LNI Tracking # 2020-C-39

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.50
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 14.50

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		59.26
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	3.75
h. Developments with less than 100 units	Up to 20	8.00
i. Historic Structure	0 or 5	0.00

Section Total: 151.01



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Miller's Rest Apartments

Deal # 2710

LNI Tracking # 2020-C-39

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	82.61
b. Cost per unit	Up to 100	42.18
Section Total:		<u>124.79</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>500.30</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Miller's Rest Apartments

Deal # 2710

LNI Tracking # 2020-C-39

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	66.05%	20.26
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>59.26</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>59.26</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mountain Laurel Manor III

Deal # 2698

LNI Tracking # 2020-C-09

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **50.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: **153.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mountain Laurel Manor III

Deal # 2698

LNI Tracking # 2020-C-09

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	50.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	87.29
b. Cost per unit	Up to 100	37.75
Section Total:		<u>125.04</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>553.04</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Mountain Laurel Manor III

Deal # 2698

LNI Tracking # 2020-C-09

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>68.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>68.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Northway

Deal # 2693

LNI Tracking # 2020-C-22

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.83
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	11.92
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **32.75**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		58.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.67
h. Developments with less than 100 units	Up to 20	11.20
i. Historic Structure	0 or 5	0.00

Section Total: **150.87**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Northway

Deal # 2693

LNI Tracking # 2020-C-22

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	12.50
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>87.50</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	62.26
b. Cost per unit	Up to 100	46.02
Section Total:		<u>108.28</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>504.40</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Northway

Deal # 2693

LNI Tracking # 2020-C-22

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>58.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>58.00</u>

Comments to the Developer:

Point Item: Subsidized Funding- Insufficient documentation for the Sponsor Loan with an identity of interest. (-21.67 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oak Terrace

Deal # 2735

LNI Tracking # 2020-C-45

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **10.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.50
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **34.50**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	20.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	5.00
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: **167.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oak Terrace

Deal # 2735

LNI Tracking # 2020-C-45

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	106.15
b. Cost per unit	Up to 100	42.52
Section Total:		<u>148.67</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>520.17</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oak Terrace

Deal # 2735

LNI Tracking # 2020-C-45

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>72.00</u>

Comments to the Developer:

Point Item: Developer Experience- (Per the 2020 QAP) To qualify for developer experience points there must be evidence that the controlling general partner or managing member of the controlling general partner or managing member for the proposed development [has met the requirements for the points.] Adrian Iglesias is not the managing member of the managing member as required in the QAP. He is one of 5 managers (and document provides for up to 7 managers) of Oak Terrace MM LLC. Control of the LLC is by majority vote of managers, and he could easily be outvoted. (-50 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oakland Pointe

Deal # 2696

LNI Tracking # 2020-C-08

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	-10.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	-10.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	-10.00

Section Total: -30.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.45
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 59.45

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		70.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	7.94
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: 147.94



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oakland Pointe

Deal # 2696

LNI Tracking # 2020-C-08

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	78.83
b. Cost per unit	Up to 100	36.30
Section Total:		<u>115.13</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>502.52</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oakland Pointe

Deal # 2696

LNI Tracking # 2020-C-08

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>70.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>70.00</u>

Comments to the Developer:

Mandatory Item: Schedule A- Incorrect applicant name was included on Schedule A. (-10 points)
 Mandatory Item: Zoning Certification- Incorrect development name and applicant name on zoning certification. (-10 points)
 Mandatory Item: Site Control- Acquisition cost included in application was incorrect and had to be updated. (-10 points)
 Point Item: Transportation Certification- Owner name on transportation certification is incorrect. (-20 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: **Oakwood South Nine**

Deal # **2732**

LNI Tracking # **2020-C-30**

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.44
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **104.44**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		71.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	20.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	11.60
i. Historic Structure	0 or 5	0.00

Section Total: **187.60**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oakwood South Nine

Deal # 2732

LNI Tracking # 2020-C-30

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>70.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	49.10
b. Cost per unit	Up to 100	31.82
Section Total:		<u>80.92</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>105.00</u>
Total Score:		<u>612.96</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Oakwood South Nine

Deal # 2732

LNI Tracking # 2020-C-30

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>68.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>71.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: One University Family

Deal # 2694

LNI Tracking # 2020-C-14

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	2.88
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 122.88

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		59.90
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.50
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: 141.40



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: One University Family

Deal # 2694

LNI Tracking # 2020-C-14

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	69.77
b. Cost per unit	Up to 100	22.84
Section Total:		<u>92.61</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
Section Total:		<u>55.00</u>
Total Score:		<u>556.89</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: One University Family

Deal # 2694

LNI Tracking # 2020-C-14

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	72.58%	21.90
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>59.90</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>59.90</u>

Comments to the Developer:

Mandatory Item: Cash Flow Statement- A cash flow statement was not provided for a deferred developer fee that exceeded 50% of the developer fee. (-10 points)
 Point Item: ROFR- The ROFR provided was not fully notarized. Per the Notary Public Handbook "§ 47.1-16. 'Notarizations to show date of act, official signature and seal, etc.' A. Every notarization shall include the date upon which the notarial act was performed, and the county or city and state in which it was performed." (-60 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverbend Apartments

Deal # 2721

LNI Tracking # 2020-C-28

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	-10.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 20.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		28.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	0.00
h. Developments with less than 100 units	Up to 20	16.00
i. Historic Structure	0 or 5	0.00

Section Total: 124.00



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverbend Apartments

Deal # 2721

LNI Tracking # 2020-C-28

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	115.15
b. Cost per unit	Up to 100	26.49
Section Total:		<u>141.64</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	50.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>50.00</u>
Total Score:		<u>435.64</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverbend Apartments

Deal # 2721

LNI Tracking # 2020-C-28

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	0.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>28.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>28.00</u>

Comments to the Developer:

Mandatory Item: Attorney's Opinion- The name of the development was incorrect on the Attorney's Opinion. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverside Station Apartments

Deal # 2731

LNI Tracking # 2020-C-35

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.04
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 64.04

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		55.35
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	20.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	0.00
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: 145.35



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverside Station Apartments

Deal # 2731

LNI Tracking # 2020-C-35

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	76.19
b. Cost per unit	Up to 100	30.91
Section Total:		<u>107.10</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	35.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>95.00</u>
Total Score:		<u>551.49</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Riverside Station Apartments

Deal # 2731

LNI Tracking # 2020-C-35

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.40%	16.35
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>55.35</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>55.35</u>

Comments to the Developer:

Point Item: Revitalization Area- Documentation is insufficient.(-15 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Senior Townsquare at Dumfries

Deal # 2700

LNI Tracking # 2020-C-23

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	-10.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -20.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	16.59
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 41.59

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		63.75
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 148.75



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Senior Townsquare at Dumfries

Deal # 2700

LNI Tracking # 2020-C-23

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>60.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	74.71
b. Cost per unit	Up to 100	11.65
Section Total:		<u>86.36</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>105.00</u>
Total Score:		<u>481.70</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Senior Townsquare at Dumfries

Deal # 2700

LNI Tracking # 2020-C-23

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	80.00%	23.75
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>60.75</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
Section Total:		<u>3.00</u>
Total Amenities:		<u>63.75</u>

Comments to the Developer:

Mandatory Item: Application- Square footage had to be updated in the unit matrix. (-10 points)
Mandatory Item: Application- Market study information had to be updated in the application. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: South First Phase Two

Deal # 2704

LNI Tracking # 2020-C-11

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	40.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 55.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	1.81
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 76.81

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		64.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	2.12
h. Developments with less than 100 units	Up to 20	0.00
i. Historic Structure	0 or 5	0.00

Section Total: 146.12



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: South First Phase Two

Deal # 2704

LNI Tracking # 2020-C-11

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	89.73
b. Cost per unit	Up to 100	14.36
Section Total:		<u>104.09</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>522.02</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: South First Phase Two

Deal # 2704

LNI Tracking # 2020-C-11

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>64.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>64.00</u>

Comments to the Developer:

Mandatory Item: Application- Ownership breakdown in the application was incorrect. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Stonebrook Terrace

Deal # 2761

LNI Tracking # 2020-C-37

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.45
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	1.87
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	30.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 66.32

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		59.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	14.40
i. Historic Structure	0 or 5	0.00

Section Total: 158.40



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Stonebrook Terrace

Deal # 2761

LNI Tracking # 2020-C-37

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	73.42
b. Cost per unit	Up to 100	32.00
Section Total:		<u>105.42</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>0.00</u>
Total Score:		<u>460.14</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Stonebrook Terrace

Deal # 2761

LNI Tracking # 2020-C-37

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>59.00</u>
All elderly units have:		
t. Front-control ranges	YES	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	YES	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>59.00</u>

Comments to the Developer:

Mandatory Item: Application- Square footage had to be updated in the unit matrix. (-10 points)
 Point Item: ROFR- The Managing Member included in the ROFR does not match the organization documents or application. (-60 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sussex Trace Apartments

Deal # 2752

LNI Tracking # 2020-C-73

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 10.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.54

Section Total: 45.54

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		56.17
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.50
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 147.67



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sussex Trace Apartments

Deal # 2752

LNI Tracking # 2020-C-73

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	74.33
b. Cost per unit	Up to 100	22.07
Section Total:		<u>96.40</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>489.61</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sussex Trace Apartments

Deal # 2752

LNI Tracking # 2020-C-73

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	45.68%	15.17
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>56.17</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>56.17</u>

Comments to the Developer:

Mandatory Item: Application- The application did not include all ownership entities and had to be updated. (-10 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sweetbriar II Apartments

Deal # 2728

LNI Tracking # 2020-C-87

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: 0.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	3.86
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	37.29
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 51.15

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		51.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	4.09
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00

Section Total: 155.09



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sweetbriar II Apartments

Deal # 2728

LNI Tracking # 2020-C-87

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	35.72
b. Cost per unit	Up to 100	40.74
Section Total:		<u>76.46</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>497.70</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Sweetbriar II Apartments

Deal # 2728

LNI Tracking # 2020-C-87

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	NO	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>51.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>51.00</u>

Comments to the Developer:

Point Item: Opportunity Area- Data does not support that the development is located in a census tract with less than 12% poverty. (-20 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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**2020 Preliminary Score Summary
as of May 6, 2020**

**Deal Name: Tuscarora Crossing 9% Phase
1A**

Deal # 2697

LNI Tracking # 2020-C-32



2020 Preliminary Score Summary as of May 6, 2020

	Possible	Score
MANDATORY ITEMS:		
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00
Section Total:		0.00
1. READINESS:		
a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	10.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00
Section Total:		10.00
2. HOUSING NEEDS CHARACTERISTICS:		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.43
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	22.35
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		81.78
3. DEVELOPMENT CHARACTERISTICS:		
a. Amenities		68.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	20.00
i. Historic Structure	0 or 5	0.00
Section Total:		173.00



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Tuscarora Crossing 9% Phase 1A

Deal # 2697

LNI Tracking # 2020-C-32

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>100.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	67.01
b. Cost per unit	Up to 100	28.37
Section Total:		<u>95.38</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>105.00</u>
Total Score:		<u>615.16</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Tuscarora Crossing 9% Phase 1A

Deal # 2697

LNI Tracking # 2020-C-32

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	NO	0.00
j. Baths equipped with humidistat	YES	3.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>68.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>68.00</u>

Comments to the Developer:

Point Item: Revitalization Area- Points reduced to reflect existing revitalization area (-5 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Watermark Gardens

Deal # 2750

LNI Tracking # 2020-C-20

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.50
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **59.50**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		71.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	8.00
i. Historic Structure	0 or 5	0.00

Section Total: **174.00**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Watermark Gardens

Deal # 2750

LNI Tracking # 2020-C-20

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>70.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	0.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	50.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	101.84
b. Cost per unit	Up to 100	35.46
Section Total:		<u>137.30</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>565.80</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Watermark Gardens

Deal # 2750

LNI Tracking # 2020-C-20

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>68.00</u>
All elderly units have:		
t. Front-control ranges	YES	1.00
u. Independent/suppl. heat source	YES	1.00
v. Two eye viewers	YES	1.00
	Section Total:	<u>3.00</u>
	Total Amenities:	<u>71.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Westside Village Apartments

Deal # 2692

LNI Tracking # 2020-C-90

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	-10.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	20.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: 20.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		63.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.50
h. Developments with less than 100 units	Up to 20	12.00
i. Historic Structure	0 or 5	0.00

Section Total: 146.50



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Westside Village Apartments

Deal # 2692

LNI Tracking # 2020-C-90

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	39.73
b. Cost per unit	Up to 100	37.25
Section Total:		<u>76.98</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>0.00</u>
425 Point Threshold - All 9% Tax Credits		<u>388.48</u>
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Westside Village Apartments

Deal # 2692

LNI Tracking # 2020-C-90

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>63.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>63.00</u>

Comments to the Developer:

Mandatory Item: Previous Participation Certification- The Previous Participation Certification did not include all noncompliance as required. (-10 points) Point Item: Submetered Water- These points will not be awarded when the Owner is listed as paying this utility. (-5 points) Point Item: ROFR- The ROFR was not fully notarized as only two of the three signatures were notarized. (-60 points)
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**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Whitefield Commons

Deal # 2763

LNI Tracking # 2020-C-91

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	-10.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: -10.00

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: 0.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	0.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	20.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: 45.00

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		37.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	0.00
h. Developments with less than 100 units	Up to 20	13.20
i. Historic Structure	0 or 5	5.00

Section Total: 135.20



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Whitefield Commons

Deal # 2763

LNI Tracking # 2020-C-91

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	0.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	7.46
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>67.46</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	90.59
b. Cost per unit	Up to 100	19.80
Section Total:		<u>110.39</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>105.00</u>
Total Score:		<u>503.05</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Whitefield Commons

Deal # 2763

LNI Tracking # 2020-C-91

Amenities:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	100.00%	25.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	NO	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	YES	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>37.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>37.00</u>

Comments to the Developer:

Mandatory Item: Application- Square footage had to be updated in the unit matrix. (-10 points)
 Point Item: Revitalization Area- Documentation is insufficient.(-10 points)
 Point Item: Section 8 Waiting List Preference- Proof of delivery is insufficient. (-5 points)
 Point Item: Subsidized Funding- Insufficient documentation for the Sponsor Loan with an identity of interest. (-8.32 points)



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Winchester Forest 9%

Deal # 2707

LNI Tracking # 2020-C-52

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.17
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	11.80
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **45.97**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		72.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	0.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	5.00
h. Developments with less than 100 units	Up to 20	11.20
i. Historic Structure	0 or 5	0.00

Section Total: **158.20**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Winchester Forest 9%

Deal # 2707

LNI Tracking # 2020-C-52

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	14.58
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>89.58</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	58.55
b. Cost per unit	Up to 100	19.02
Section Total:		<u>77.57</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	35.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>95.00</u>
Total Score:		<u>531.32</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Winchester Forest 9%

Deal # 2707

LNI Tracking # 2020-C-52

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	25.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	8.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	YES	4.00
l. Cooking Surfaces equipped with fire suppression features	NO	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	YES	4.00
	Section Total:	<u>72.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>72.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woodlawn School Apartments

Deal # 2701

LNI Tracking # 2020-C-71

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	15.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **15.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	40.00
d. Tax abatement on increase of property's value	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	0 or 10	0.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	25.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	0.00

Section Total: **75.00**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		43.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	0.00
c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	30.00
d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
h. Developments with less than 100 units	Up to 20	19.60
i. Historic Structure	0 or 5	5.00

Section Total: **132.60**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woodlawn School Apartments

Deal # 2701

LNI Tracking # 2020-C-71

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	50.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	48.27
b. Cost per unit	Up to 100	-5.11
Section Total:		<u>43.16</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>465.76</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woodlawn School Apartments

Deal # 2701

LNI Tracking # 2020-C-71

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	100.00%	25.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	NO	0.00
o. All interior doors within units are solid core	NO	0.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	NO	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>43.00</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>43.00</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woods at Yorktown NC

Deal # 2705

LNI Tracking # 2020-C-25

MANDATORY ITEMS:

	Possible	Score
a. Signed, completed application with attached tabs in PDF format	Y or N	0.00
b. Active Excel copy of application	Y or N	0.00
c. Partnership agreement	Y or N	0.00
d. SCC Certification	Y or N	0.00
e. Previous Participation Form	Y or N	0.00
f. Site control document	Y or N	0.00
g. RESNET Certification	Y or N	0.00
h. Attorney's opinion	Y or N	0.00
i. Nonprofit questionnaire (if NP)	Y, N, N/A	0.00
j. Appraisal	Y or N	0.00
k. Zoning document	Y or N	0.00
l. Universal Design Plans	Y or N	0.00
m. List of LIHTC Developments (Schedule A)	Y of N	0.00

Section Total: **0.00**

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification information Application)	0 or -50	0.00
b. Local CEO Opposition Letter	0 or -25	0.00
c. Plan of development	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	0 or 10	0.00
e. Location in a revitalization area with resolution	0 or 15	0.00
f. Location in a Opportunity Zone	0 or 15	0.00

Section Total: **0.00**

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	0 or up to 5	4.00
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	6.50
d. Tax abatement on increase of property's value	0 or 5	0.00
e. New project based rental subsidy (HUD or RD)	0 or 10	10.00
f. Census tract with < 12% poverty rate	0, 20, 25 or 30	0.00
g. Development listed on Rural Development Rehab Priority List	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	Up to 20	20.00

Section Total: **40.50**

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities		49.25
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 60	60.00
or c. HCV payment standard/HUD 504 accessibility for 5 or 10% of units	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	0,10 or 20	10.00
f. Development will be Green Certified	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	Up to 15	5.00
h. Developments with less than 100 units	Up to 20	16.00
i. Historic Structure	0 or 5	0.00

Section Total: **150.25**



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woods at Yorktown NC

Deal # 2705

LNI Tracking # 2020-C-25

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. <= 20% of units having 1 or less bedrooms	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	Up to 15	15.00
c. Units with rents at or below 30% of AMI and not subsidized (up to 10% of LI units)	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	Up to 50	0.00
Section Total:		<u>90.00</u>
5. SPONSOR CHARACTERISTICS:		
a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	0 or 50	50.00
or b. Developer experience - 3 developments and at least \$500,000 in liquid assets	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	0 or 10	0.00
d. Developer experience - life threatening hazard	0 or -50	0.00
e. Developer experience - noncompliance	0 or -15	0.00
f. Developer experience - did not build as represented	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	0 or -50	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
Section Total:		<u>50.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	79.97
b. Cost per unit	Up to 100	28.84
Section Total:		<u>108.81</u>
7. BONUS POINTS:		
a. Extended compliance	40 or 50	0.00
or b. Nonprofit or LHA purchased option	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan?	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
Section Total:		<u>60.00</u>
Total Score:		<u>499.56</u>
425 Point Threshold - All 9% Tax Credits		
325 Point Threshold - Tax Exempt Bonds		



2020 Preliminary Score Summary as of May 6, 2020

Deal Name: Woods at Yorktown NC

Deal # 2705

LNI Tracking # 2020-C-25

Amenities:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	16.25
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Infrastructure for high speed internet/broadband	YES	1.00
f. Free WiFi Access in community room	YES	4.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	NO	0.00
i. Bath Fan – Delayed timer or continuous exhaust	YES	3.00
j. Baths equipped with humidistat	NO	0.00
k. Cooking Surfaces equipped with fire prevention features	NO	0.00
l. Cooking Surfaces equipped with fire suppression features	YES	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	NO	0.00
n. Provide permanently installed dehumidification system	YES	5.00
o. All interior doors within units are solid core	YES	3.00
p. USB in kitchen, living room and all bedrooms	YES	1.00
q. LED Kitchen Light Fixtures	YES	2.00
r. Shelf or Ledge at entrance within interior hallway	YES	2.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>49.25</u>
All elderly units have:		
t. Front-control ranges	NO	0.00
u. Independent/suppl. heat source	NO	0.00
v. Two eye viewers	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>49.25</u>

Comments to the Developer:



**2020 Preliminary Score Summary
as of May 6, 2020**

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