



**2023 Score Summary
as of May 15, 2023**

Deal Name: 1203 East Brookland Park Blvd.

**Deal # 3111
LNI Tracking # 2024-ASH-03**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	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	4.07
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	27.31
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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>61.38</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		75.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	15.00
e. Provides telephonic or virtual health services	0 or 15	15.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	12.21
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>207.21</u>



2023 Score Summary as of May 15, 2023

Deal Name: 1203 East Brookland Park Blvd.

Deal # 3111

LNI Tracking # 2024-ASH-03

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	15.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>20.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	152.60
b. Cost per unit	Up to 100	81.16
Section Total:		<u>233.76</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>692.35</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: 1203 East Brookland Park Blvd.

Deal # 3111

LNI Tracking # 2024-ASH-03

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	YES	10.00
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. % of renewable energy electric systems	26.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		75.00
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		0.00
Total Amenities:		75.00

Comments to the Developer:

Provision of Renewable Energy Electric System did not indicate how it will be "for benefit of the tenants", -10 Points



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Bains Pointe

**Deal # 3122
LNI Tracking # 2024-ASH-08**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	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	4.20
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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>34.20</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		80.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	15.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>200.00</u>



2023 Score Summary as of May 15, 2023

Deal Name: Bains Pointe

Deal # 3122

LNI Tracking # 2024-ASH-08

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	15.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	5.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>25.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	59.70
b. Cost per unit	Up to 100	92.48
Section Total:		<u>152.18</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
400 Point Threshold - All 9% Tax Credits		<u>596.38</u>
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: Bains Pointe

Deal # 3122

LNI Tracking # 2024-ASH-08

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
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. % of renewable energy electric systems	20.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>80.00</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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>80.00</u>

Comments to the Developer:

Insufficient documentation for telephonic or virtual healthcare services to be provided. Insufficient documentation that renewable energy electrical systems will be used for the benefit of the tenants.



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Carter Woods III

**Deal # 3134
LNI Tracking # 2023-C-33**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	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:		<u>10.00</u>
2. HOUSING NEEDS CHARACTERISTICS:		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.77
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	23.21
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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>86.98</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		82.72
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	0.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	2.26
i. Developments with less than 100 units	Up to 20	18.80
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>173.78</u>



2023 Score Summary as of May 15, 2023

Deal Name: Carter Woods III

Deal # 3134

LNI Tracking # 2023-C-33

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	15.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
	Section Total:	<u>20.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	121.27
b. Cost per unit	Up to 100	85.76
	Section Total:	<u>207.03</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 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
	Section Total:	<u>100.00</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
	Total Score:	<u>687.79</u>



2023 Score Summary as of May 15, 2023

Deal Name: Carter Woods III

Deal # 3134

LNI Tracking # 2023-C-33

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	53.20%	38.72
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
Section Total:		<u>82.72</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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>82.72</u>

Comments to the Developer:

3e. points not awarded due to insufficient documentation



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Madison Road Apartments

**Deal # 3123
LNI Tracking # 2024-ASH-05**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	10.00
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>25.00</u>
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	10.95
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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
	Section Total:	<u>35.95</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		61.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	0 or 20	20.00
d. Provides approved resident services or eligible childcare services	0 or 15	0.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
	Section Total:	<u>136.00</u>



2023 Score Summary as of May 15, 2023

Deal Name: Madison Road Apartments

Deal # 3123

LNI Tracking # 2024-ASH-05

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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:		60.00
5. SPONSOR CHARACTERISTICS:		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		0.00
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	116.07
b. Cost per unit	Up to 100	37.90
Section Total:		153.97
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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		65.00
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
Total Score:		475.92



2023 Score Summary as of May 15, 2023

Deal Name: Madison Road Apartments

Deal # 3123

LNI Tracking # 2024-ASH-05

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	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	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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	61.00
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	0.00
	Total Amenities:	61.00

Comments to the Developer:



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Northeast 11th Street Housing

**Deal # 3169
LNI Tracking # 2024-ASH-10**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	10.00
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:		<u>10.00</u>
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	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	30.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00
Section Total:		<u>40.00</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		55.12
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	0.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	6.00
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>151.12</u>



2023 Score Summary as of May 15, 2023

Deal Name: Northeast 11th Street Housing

Deal # 3169

LNI Tracking # 2024-ASH-10

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>5.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	152.83
b. Cost per unit	Up to 100	99.74
Section Total:		<u>252.57</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>583.69</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: Northeast 11th Street Housing

Deal # 3169

LNI Tracking # 2024-ASH-10

Enhancements:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	47.80%	39.12
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	YES	1.00
f. N/A for 2022	N/A	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	2.00
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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	55.12
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	0.00
	Total Amenities:	55.12

Comments to the Developer:



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Parkside Apartment

**Deal # 3118
LNI Tracking # 2024-ASH-04**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	10.00
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>25.00</u>
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	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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
	Section Total:	<u>65.00</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		51.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	0.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	10.14
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
	Section Total:	<u>151.14</u>



2023 Score Summary as of May 15, 2023

Deal Name: Parkside Apartment

Deal # 3118

LNI Tracking # 2024-ASH-04

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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	14.19
c. Units with rents and income 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>89.19</u>
5. SPONSOR CHARACTERISTICS:		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>5.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	139.83
b. Cost per unit	Up to 100	89.58
Section Total:		<u>229.41</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>629.74</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: Parkside Apartment

Deal # 3118

LNI Tracking # 2024-ASH-04

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	30.00%	32.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	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	NO	0.00
r. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>51.00</u>

Comments to the Developer:

Provided census tract is not supported by the poverty table used on Virginia Housing's website.



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Premier Circle PSH

**Deal # 3126
LNI Tracking # 2024-ASH-06**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	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	3.44
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	25.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>98.44</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		61.68
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	15.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
i. Developments with less than 100 units	Up to 20	8.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>169.68</u>



2023 Score Summary as of May 15, 2023

Deal Name: Premier Circle PSH

Deal # 3126

LNI Tracking # 2024-ASH-06

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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:		60.00
5. SPONSOR CHARACTERISTICS:		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		5.00
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	147.73
b. Cost per unit	Up to 100	94.20
Section Total:		241.93
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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		65.00
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
Total Score:		655.05



2023 Score Summary as of May 15, 2023

Deal Name: Premier Circle PSH

Deal # 3126

LNI Tracking # 2024-ASH-06

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	83.30%	26.68
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
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. % of renewable energy electric systems	20.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
Section Total:		<u>61.68</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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
Section Total:		<u>0.00</u>
Total Amenities:		<u>61.68</u>

Comments to the Developer:

Provision of Renewable Energy Electric System did not indicate how it will be "for benefit of the tenants", -10 Points



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Saint Elizabeth Apartments

**Deal # 3166
LNI Tracking # 2023-C-57**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	10.00
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:		<u>20.00</u>
2. HOUSING NEEDS CHARACTERISTICS:		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.75
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	22.32
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	20.00
g. Development provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>76.07</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		78.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	0.00
e. Provides telephonic or virtual health services	0 or 15	0.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	0.00
i. Developments with less than 100 units	Up to 20	17.60
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>165.60</u>



2023 Score Summary as of May 15, 2023

Deal Name: Saint Elizabeth Apartments

Deal # 3166

LNI Tracking # 2023-C-57

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	15.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>20.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	152.00
b. Cost per unit	Up to 100	75.46
Section Total:		<u>227.46</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>65.00</u>
Total Score:		<u>664.13</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: Saint Elizabeth Apartments

Deal # 3166

LNI Tracking # 2023-C-57

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	YES	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>78.00</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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>78.00</u>

Comments to the Developer:

Architect of Record is not listed as a Universal Design Certificate Holder, -5.89 points



**2023 Score Summary
as of May 15, 2023**

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**2023 Score Summary
as of May 15, 2023**

Deal Name: Wesley Lamb PSH

**Deal # 3115
LNI Tracking # 2023-C-66**



2023 Score Summary as of May 15, 2023

	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 applicable)	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. Virginia Housing 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 to 10	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	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	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 provided priority letter from Rural Development	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Up to 20	20.00
Section Total:		<u>90.00</u>
3. DEVELOPMENT CHARACTERISTICS:		
a. Enhancements		73.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	0 or 50	50.00
or c. HUD 504 accessibility for 10% of units	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	0 or 15	15.00
e. Provides telephonic or virtual health services	0 or 15	15.00
f. Proximity to public transportation (within Northern VA or Tidewater)	0, 10 or 20	10.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	15.00
i. Developments with less than 100 units	Up to 20	18.40
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
Section Total:		<u>206.40</u>



2023 Score Summary as of May 15, 2023

Deal Name: Wesley Lamb PSH

Deal # 3115

LNI Tracking # 2023-C-66

	Possible	Score
4. TENANT POPULATION CHARACTERISTICS:		
a. Less than or equal to 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 and income 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. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	0.00
c. Developer experience - life threatening hazard	0 or -50	0.00
d. Developer experience - noncompliance	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0 or -50	0.00
g. Developer experience - termination of credits by Virginia Housing	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	0 or -50	0.00
i. Socially disadvantaged Principal owner 25% or greater	0 or 5	0.00
j. Management company rated unsatisfactory	0 or -25	0.00
k. Experienced Sponsor partnering with Local Housing Authority pool applicant	0 or 5	0.00
Section Total:		<u>0.00</u>
6. EFFICIENT USE OF RESOURCES:		
a. Credit per unit	Up to 200	187.23
b. Cost per unit	Up to 100	6.28
Section Total:		<u>193.51</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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	0.00
f. Team member with Diversity, Equity, and Inclusion Designation	0 or 5	5.00
g. Commitment to electronic payment of fees	0 or 5	5.00
Section Total:		<u>70.00</u>
Total Score:		<u>644.91</u>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



2023 Score Summary as of May 15, 2023

Deal Name: Wesley Lamb PSH

Deal # 3115

LNI Tracking # 2023-C-66

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.00%	40.00
c. Submetered water expense	NO	0.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	0.00
f. N/A for 2022	N/A	0.00
g. Each unit provided free individual high speed internet access	NO	0.00
h. Each unit provided free individual WiFi	YES	12.00
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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	Section Total:	<u>73.00</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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
	Section Total:	<u>0.00</u>
	Total Amenities:	<u>73.00</u>

Comments to the Developer:

Insufficient documentation - Developer Experience documentation not provided



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