



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

**Deal Name: 288 Lofts**

**Deal # 3112  
LNI Tracking # 2023-C-36**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>55.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		84.00
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	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	0.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>154.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: 288 Lofts

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### LNI Tracking # 2023-C-36

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	145.33
b. Cost per unit	Up to 100	85.80
<b>Section Total:</b>		<b><u>231.13</u></b>
<b>7. BONUS POINTS:</b>		
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	10.00
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
<b>Section Total:</b>		<b><u>80.00</u></b>
<b>Total Score:</b>		<b><u>665.13</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

Deal Name: 288 Lofts

Deal # 3112

LNI Tracking # 2023-C-36

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	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	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
<b>Section Total:</b>		<b><u>84.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>84.00</u></b>

**Comments to the Developer:**

Childcare subsidy is not based on HH size or income, 'equivalent subsidy' undetermined, -15 points;



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

**Deal Name: 700 West 44**

**Deal # 3121  
LNI Tracking # 2023-C-18**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	15.45
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
<b>Section Total:</b>		<b><u>79.20</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		83.73
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	5.00
i. Developments with less than 100 units	Up to 20	11.20
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>184.93</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: 700 West 44

Deal # 3121

### LNI Tracking # 2023-C-18

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	135.77
b. Cost per unit	Up to 100	92.14
<b>Section Total:</b>		<b><u>227.91</u></b>
<b>7. BONUS POINTS:</b>		
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 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	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
<b>Section Total:</b>		<b><u>85.00</u></b>
<b>Total Score:</b>		<b><u>717.04</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		





## 2023 Score Summary as of May 15, 2023

Deal Name: 700 West 44

Deal # 3121

LNI Tracking # 2023-C-18

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.67%	39.73
c. Submetered water expense	YES	5.00
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	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	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
<b>Section Total:</b>		<b><u>83.73</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>83.73</u></b>

**Comments to the Developer:**



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

**Deal Name: 1025-A Park Street**

**Deal # 3128  
LNI Tracking # 2023-C-28**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>99.17</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		79.48
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	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>214.48</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: 1025-A Park Street

Deal # 3128

### LNI Tracking # 2023-C-28

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	7.50
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
<b>Section Total:</b>		<b><u>92.50</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	112.13
b. Cost per unit	Up to 100	14.30
<b>Section Total:</b>		<b><u>126.43</u></b>
<b>7. BONUS POINTS:</b>		
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	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
<b>Section Total:</b>		<b><u>95.00</u></b>
<b>400 Point Threshold - All 9% Tax Credits</b>		<b><u>647.58</u></b>
<b>300 Point Threshold - Tax Exempt Bonds</b>		



## 2023 Score Summary as of May 15, 2023

Deal Name: 1025-A Park Street

Deal # 3128

LNI Tracking # 2023-C-28

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	51.29%	39.48
c. Submetered water expense	YES	5.00
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	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
<b>Section Total:</b>		<b><u>79.48</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>79.48</u></b>

**Comments to the Developer:**

Removal of % of Renewable Energy electric systems points due to insufficient documentation- no benefit to the tenant provided



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**2023 Score Summary  
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**Deal Name: Ansell**

**Deal # 3135  
LNI Tracking # 2023-C-43**





## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.36
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	8.07
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
<b>Section Total:</b>		<b><u>42.43</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	0.00
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	5.77
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
<b>Section Total:</b>		<b><u>185.77</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Ansell

Deal # 3135

### LNI Tracking # 2023-C-43

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b>90.00</b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b>20.00</b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	115.10
b. Cost per unit	Up to 100	44.66
<b>Section Total:</b>		<b>159.76</b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b>70.00</b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
<b>Total Score:</b>		<b>577.96</b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Ansell

Deal # 3135

LNI Tracking # 2023-C-43

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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
<b>Section Total:</b>		<b><u>75.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>75.00</u></b>

**Comments to the Developer:**

Childcare subsidy is not based on HH size or income, 'equivalent subsidy' undetermined, -15 points;



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

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

**Deal Name: Ashlake Trails**

**Deal # 3154  
LNI Tracking # 2023-C-31**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	23.32
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	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	20.00
<b>Section Total:</b>		<b><u>78.32</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		89.00
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	13.20
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>157.20</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Ashlake Trails**

**Deal # 3154**

### LNI Tracking # 2023-C-31

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	178.50
b. Cost per unit	Up to 100	61.50
<b>Section Total:</b>		<b><u>240.00</u></b>
<b>7. BONUS POINTS:</b>		
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	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
<b>Section Total:</b>		<b><u>95.00</u></b>
<b>Total Score:</b>		<b><u>685.52</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Ashlake Trails**

**Deal # 3154**

**LNI Tracking # 2023-C-31**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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
<b>Section Total:</b>		<b><u>84.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>Total Amenities:</b>		<b><u>89.00</u></b>

**Comments to the Developer:**

Insufficient documentation provided for childcare services / subsidy and telephonic or virtual healthcare services / subsidy.





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

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

**Deal Name: Avonlea Nine**

**Deal # 3114  
LNI Tracking # 2023-C-41**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.38
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	23.23
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
<b>Section Total:</b>		<b><u>82.61</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		85.00
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	20.00
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	14.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>224.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Avonlea Nine

Deal # 3114

### LNI Tracking # 2023-C-41

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	145.40
b. Cost per unit	Up to 100	36.44
<b>Section Total:</b>		<b><u>181.84</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>Total Score:</b>		<b><u>693.45</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

Deal Name: Avonlea Nine

Deal # 3114

LNI Tracking # 2023-C-41

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	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	NO	0.00
	<b>Section Total:</b>	<b>80.00</b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	<b>Section Total:</b>	<b>5.00</b>
	<b>Total Amenities:</b>	<b>85.00</b>

### 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: Bellevue Gardens**

**Deal # 3163  
LNI Tracking # 2023-C-27**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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 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
<b>Section Total:</b>		<b><u>58.46</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		90.00
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	8.80
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>213.80</u></b>





## 2023 Score Summary as of May 15, 2023

**Deal Name: Bellevue Gardens**

**Deal # 3163**

### LNI Tracking # 2023-C-27

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	143.80
b. Cost per unit	Up to 100	63.28
<b>Section Total:</b>		<b><u>207.08</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>400 Point Threshold - All 9% Tax Credits</b>		<b><u>689.34</u></b>
<b>300 Point Threshold - Tax Exempt Bonds</b>		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Bellevue Gardens**

**Deal # 3163**

**LNI Tracking # 2023-C-27**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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	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%	10.00
s. New Construction: Balcony or patio	NO	0.00
	<b>Section Total:</b>	<b><u>90.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>90.00</u></b>

**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: Choice Neighborhood V-  
Downtown**

**Deal # 3146**

**LNI Tracking # 2023-C-53**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.29
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 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
<b>Section Total:</b>		<b><u>78.29</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		83.60
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	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
<b>Section Total:</b>		<b><u>188.60</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Choice Neighborhood V-Downtown**

**Deal # 3146**

### LNI Tracking # 2023-C-53

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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	5.00
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	149.03
b. Cost per unit	Up to 100	25.14
<b>Section Total:</b>		<b><u>174.17</u></b>
<b>7. BONUS POINTS:</b>		
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	10.00
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
<b>Section Total:</b>		<b><u>75.00</u></b>
<b>Total Score:</b>		<b><u>621.06</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Choice Neighborhood V-Downtown**

**Deal # 3146**

**LNI Tracking # 2023-C-53**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	51.00%	39.60
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	20.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
	<b>Section Total:</b>	<b><u>83.60</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>83.60</u></b>

**Comments to the Developer:**

Removed developer experience points - insufficient documentation (Just 8609s & expired experienced developer list, no Partnership agreement or org charts), Removed of % of Renewable Energy electric systems points due to insufficient documentation- no benefit to the tenant provided



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

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

Deal Name: DRPI

Deal # 3119  
LNI Tracking # 2023-C-26



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.36
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	8.75
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 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
<b>Section Total:</b>		<b><u>27.11</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	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	0.79
i. Developments with less than 100 units	Up to 20	9.60
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>155.39</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: DRPI

Deal # 3119

### LNI Tracking # 2023-C-26

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	43.63
b. Cost per unit	Up to 100	12.32
<b>Section Total:</b>		<b><u>55.95</u></b>
<b>7. BONUS POINTS:</b>		
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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
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
<b>Section Total:</b>		<b><u>65.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>428.45</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

Deal Name: DRPI

Deal # 3119

LNI Tracking # 2023-C-26

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	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	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	YES	4.00
<b>Section Total:</b>		<b><u>75.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>75.00</u></b>

**Comments to the Developer:**

No documentation provided (Tab S) for either services / childcare subsidies or telephonic / virtual healthcare.



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

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

**Deal Name: Creighton Phase B**

**Deal # 3142  
LNI Tracking # 2023-C-30**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	24.76
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 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
<b>Section Total:</b>		<b><u>63.51</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		74.28
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	7.50
i. Developments with less than 100 units	Up to 20	11.20
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>162.98</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Creighton Phase B**

**Deal # 3142**

### LNI Tracking # 2023-C-30

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	0.00
e. Units with rent and income at or below 50% of AMI	Up to 50	44.44
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
<b>Section Total:</b>		<b><u>44.44</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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	5.00
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	138.73
b. Cost per unit	Up to 100	18.12
<b>Section Total:</b>		<b><u>156.85</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>537.78</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		





## 2023 Score Summary as of May 15, 2023

**Deal Name: Creighton Phase B**

**Deal # 3142**

**LNI Tracking # 2023-C-30**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	59.30%	36.28
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
<b>Section Total:</b>		<b><u>74.28</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>74.28</u></b>

**Comments to the Developer:**

Applicant did not provide evidence of MOU approval by DBHDS, -15 points; The paragraph describing Telehealth provision was determined insufficient for meeting the point category, -15 points



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

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

**Deal Name: Deerfield Apartments**

**Deal # 3151  
LNI Tracking # 2023-C-69**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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 provided priority letter from Rural Development	0 or 15	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00
<b>Section Total:</b>		<b><u>45.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		66.00
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	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
<b>Section Total:</b>		<b><u>171.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Deerfield Apartments

Deal # 3151

### LNI Tracking # 2023-C-69

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b>60.00</b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b>25.00</b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	98.73
b. Cost per unit	Up to 100	91.72
<b>Section Total:</b>		<b>190.45</b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b>65.00</b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
<b>Total Score:</b>		<b>571.45</b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Deerfield Apartments**

**Deal # 3151**

**LNI Tracking # 2023-C-69**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	0.00%	20.00
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	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	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	NO	0.00
<b>Section Total:</b>		<b><u>61.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>Total Amenities:</b>		<b><u>66.00</u></b>

**Comments to the Developer:**

Application erroneously indicated DEI designation for Mortgage Banker, -5 points



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

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

**Deal Name: DRPI**

**Deal # 3119  
LNI Tracking # 2023-C-26**





## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.36
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	8.75
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 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
<b>Section Total:</b>		<b><u>27.11</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	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	0.79
i. Developments with less than 100 units	Up to 20	9.60
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>155.39</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: DRPI

Deal # 3119

### LNI Tracking # 2023-C-26

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
	<b>Section Total:</b>	<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
	<b>Section Total:</b>	<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	43.63
b. Cost per unit	Up to 100	12.32
	<b>Section Total:</b>	<b><u>55.95</u></b>
<b>7. BONUS POINTS:</b>		
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 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority Pool	0 to 10	10.00
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
	<b>Section Total:</b>	<b><u>65.00</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		
	<b>Total Score:</b>	<b><u>428.45</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: DRPI

Deal # 3119

LNI Tracking # 2023-C-26

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	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	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	YES	4.00
<b>Section Total:</b>		<b><u>75.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>75.00</u></b>

**Comments to the Developer:**

No documentation provided (Tab S) for either services / childcare subsidies or telephonic / virtual healthcare.



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

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

**Deal Name: Emporia Rail Depot Townhomes**

**Deal # 3116  
LNI Tracking # 2024-ASH-07**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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 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
<b>Section Total:</b>		<b><u>16.92</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		58.00
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	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	7.50
i. Developments with less than 100 units	Up to 20	19.20
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>139.70</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Emporia Rail Depot Townhomes

Deal # 3116

LNI Tracking # 2024-ASH-07

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	178.23
b. Cost per unit	Up to 100	35.84
<b>Section Total:</b>		<b><u>214.07</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>555.69</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name:** Emporia Rail Depot Townhomes

**Deal #** 3116

**LNI Tracking #** 2024-ASH-07

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	40.00%	36.00
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	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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
	<b>Section Total:</b>	<b><u>58.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>58.00</u></b>

**Comments to the Developer:**

Removed tax abatement points - tax abatement program is proposed, Reduced subsidized funding points w/ removal of VH financing





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

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

**Deal Name: Fairfax Hall**

**Deal # 3117  
LNI Tracking # 2023-C-20**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.89
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	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	0.40
<b>Section Total:</b>		<b><u>54.29</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		27.00
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	18.40
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	5.00
<b>Section Total:</b>		<b><u>120.40</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Fairfax Hall

Deal # 3117

### LNI Tracking # 2023-C-20

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>60.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	147.53
b. Cost per unit	Up to 100	19.16
<b>Section Total:</b>		<b><u>166.69</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>476.38</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Fairfax Hall**

**Deal # 3117**

**LNI Tracking # 2023-C-20**

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	5.00%	2.00
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	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	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
<b>Section Total:</b>		<b><u>24.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
<b>Section Total:</b>		<b><u>3.00</u></b>
<b>Total Amenities:</b>		<b><u>27.00</u></b>

**Comments to the Developer:**

Revitalization area documentation must include the actual resolution from the local government.



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

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

**Deal Name: Friendship Court Phase 1**

**Deal # 3177  
LNI Tracking # 2023-C-73**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	2.83
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 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
<b>Section Total:</b>		<b><u>82.83</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		73.60
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	8.49
i. Developments with less than 100 units	Up to 20	0.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>167.09</u></b>





## 2023 Score Summary as of May 15, 2023

**Deal Name: Friendship Court Phase 1**

**Deal # 3177**

### LNI Tracking # 2023-C-73

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	195.37
b. Cost per unit	Up to 100	40.58
<b>Section Total:</b>		<b><u>235.95</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
<b>400 Point Threshold - All 9% Tax Credits</b>		<b><u>680.87</u></b>
<b>300 Point Threshold - Tax Exempt Bonds</b>		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Friendship Court Phase 1**

**Deal # 3177**

**LNI Tracking # 2023-C-73**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	66.00%	33.60
c. Submetered water expense	YES	5.00
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	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
<b>Section Total:</b>		<b><u>73.60</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>73.60</u></b>

**Comments to the Developer:**

Provision of Renewable Energy Electric System did not indicate how it will be "for benefit of the tenants", -10 Points; \$1,500,000 HIEE removed from Subsidized funding due to inconsistent documentation, points unaffected



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

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

**Deal Name: Goodson Hills**

**Deal # 3125  
LNI Tracking # 2023-C-17**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	18.25
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	0.00
<b>Section Total:</b>		<b><u>23.25</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		59.20
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	3.85
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
<b>Section Total:</b>		<b><u>153.05</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Goodson Hills

Deal # 3125

### LNI Tracking # 2023-C-17

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	161.80
b. Cost per unit	Up to 100	20.10
<b>Section Total:</b>		<b><u>181.90</u></b>
<b>7. BONUS POINTS:</b>		
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	10.00
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
<b>Section Total:</b>		<b><u>80.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>553.20</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Goodson Hills**

**Deal # 3125**

**LNI Tracking # 2023-C-17**

Enhancements:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	48.00%	39.20
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	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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
<b>Section Total:</b>		<b><u>59.20</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>59.20</u></b>

**Comments to the Developer:**

Reduced points for subsidized funding as DHCD amount was not documented with a firm commitment letter.



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

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

**Deal Name: Goose Creek Crossing**

**Deal # 3129  
LNI Tracking # 2023-C-48**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.33
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 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
<b>Section Total:</b>		<b><u>58.33</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		84.00
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	6.43
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
<b>Section Total:</b>		<b><u>180.43</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Goose Creek Crossing

Deal # 3129

### LNI Tracking # 2023-C-48

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
	<b>Section Total:</b>	<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
	<b>Section Total:</b>	<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	41.80
b. Cost per unit	Up to 100	61.68
	<b>Section Total:</b>	<b><u>103.48</u></b>
<b>7. BONUS POINTS:</b>		
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
	<b>Section Total:</b>	<b><u>70.00</u></b>
400 Point Threshold - All 9% Tax Credits	<b>Total Score:</b>	<b><u>557.24</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Goose Creek Crossing**

**Deal # 3129**

**LNI Tracking # 2023-C-48**

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	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	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
<b>Section Total:</b>		<b><u>84.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>84.00</u></b>

**Comments to the Developer:**

Eligibility for childcare subsidies not sufficiently documented. Criteria for subsidy was not based on household size/income.



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

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

**Deal Name: Grayson Manor**

**Deal # 3165  
LNI Tracking # 2023-C-55**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
	<b>Section Total:</b>	<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	15.00
h. Dev. located in area with increasing rent burdened population	Up to 20	0.00
	<b>Section Total:</b>	<b><u>85.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		47.00
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	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
	<b>Section Total:</b>	<b><u>137.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Grayson Manor

Deal # 3165

### LNI Tracking # 2023-C-55

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b>60.00</b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b>20.00</b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	141.23
b. Cost per unit	Up to 100	87.58
<b>Section Total:</b>		<b>228.81</b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b>70.00</b>
<b>Total Score:</b>		<b>625.81</b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		





## 2023 Score Summary as of May 15, 2023

**Deal Name: Grayson Manor**

**Deal # 3165**

**LNI Tracking # 2023-C-55**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	20.00
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	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	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	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
<b>Section Total:</b>		<b><u>44.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	NO	0.00
<b>Section Total:</b>		<b><u>3.00</u></b>
<b>Total Amenities:</b>		<b><u>47.00</u></b>

**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: Hillpoint Trace**

**Deal # 3167  
LNI Tracking # 2023-C-35**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	3.80
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	6.12
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
<b>Section Total:</b>		<b><u>64.92</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		89.00
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	20.00
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	10.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>224.00</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Hillpoint Trace**

**Deal # 3167**

### LNI Tracking # 2023-C-35

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	123.83
b. Cost per unit	Up to 100	72.48
<b>Section Total:</b>		<b><u>196.31</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>690.23</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Hillpoint Trace**

**Deal # 3167**

**LNI Tracking # 2023-C-35**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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	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	18.00%	9.00
s. New Construction: Balcony or patio	NO	0.00
	<b>Section Total:</b>	<b><u>89.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>89.00</u></b>

**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: Holly Court**

**Deal # 3164  
LNI Tracking # 2023-C-46**





## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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	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	0.00
<b>Section Total:</b>		<b><u>50.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		49.00
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	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
<b>Section Total:</b>		<b><u>154.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Holly Court

Deal # 3164

### LNI Tracking # 2023-C-46

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>60.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	118.63
b. Cost per unit	Up to 100	87.88
<b>Section Total:</b>		<b><u>206.51</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>570.51</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Holly Court**

**Deal # 3164**

**LNI Tracking # 2023-C-46**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	20.00
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	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	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	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
<b>Section Total:</b>		<b><u>44.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>Total Amenities:</b>		<b><u>49.00</u></b>

**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: King Street Roanoke**

**Deal # 3137  
LNI Tracking # 2023-C-62**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.13
b. Existing RD, HUD Section 8 or 236 program	0 or 20	0.00
c. Subsidized funding commitments	Up to 40	7.39
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	0.00
<b>Section Total:</b>		<b><u>21.52</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	0.00
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	4.57
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
<b>Section Total:</b>		<b><u>184.57</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: King Street Roanoke

Deal # 3137

### LNI Tracking # 2023-C-62

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	117.07
b. Cost per unit	Up to 100	1.28
<b>Section Total:</b>		<b><u>118.35</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>400 Point Threshold - All 9% Tax Credits</b>		<b><u>519.44</u></b>
<b>300 Point Threshold - Tax Exempt Bonds</b>		



## 2023 Score Summary as of May 15, 2023

Deal Name: King Street Roanoke

Deal # 3137

LNI Tracking # 2023-C-62

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	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
<b>Section Total:</b>		<b><u>75.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>75.00</u></b>

**Comments to the Developer:**

insufficient documentation- eligibility criteria not provided - child care subsidy was not sized based on household size/income





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

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

**Deal Name: Legacy Plaza**

**Deal # 3131  
LNI Tracking # 2023-C-21**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	16.30
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	0.00
<b>Section Total:</b>		<b><u>21.30</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	11.57
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
<b>Section Total:</b>		<b><u>132.57</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Legacy Plaza**

**Deal # 3131**

**LNI Tracking # 2023-C-21**

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	0.00
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
<b>Section Total:</b>		<b><u>80.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	142.33
b. Cost per unit	Up to 100	26.70
<b>Section Total:</b>		<b><u>169.03</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>497.90</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Legacy Plaza**

**Deal # 3131**

**LNI Tracking # 2023-C-21**

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	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
<b>Section Total:</b>		<b><u>61.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>61.00</u></b>

**Comments to the Developer:**

Increase of 10.71 due to unit mix correction. Decreases come from (2c) insufficient documentation of DHCD HOME funding, (2d) insufficient documentation for tax abatement through allowable tax provisions, and (3e) insufficient documentation for virtual or telephonic healthcare services.



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

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

**Deal Name: Lightfoot Apartments**

**Deal # 3158  
LNI Tracking # 2023-C-59**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	37.12
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	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
<b>Section Total:</b>		<b><u>92.12</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		78.00
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	5.00
i. Developments with less than 100 units	Up to 20	16.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>139.00</u></b>





## 2023 Score Summary as of May 15, 2023

**Deal Name: Lightfoot Apartments**

**Deal # 3158**

### LNI Tracking # 2023-C-59

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	176.83
b. Cost per unit	Up to 100	35.22
<b>Section Total:</b>		<b><u>212.05</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
<b>Total Score:</b>		<b><u>633.17</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Lightfoot Apartments**

**Deal # 3158**

**LNI Tracking # 2023-C-59**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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
<b>Section Total:</b>		<b><u>78.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>78.00</u></b>

**Comments to the Developer:**

Reduction of subsidized funding points - insufficient documentation for donated land



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

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

**Deal Name: Lightfoot Apartments**

**Deal # 3158  
LNI Tracking # 2023-C-59**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	37.12
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	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
<b>Section Total:</b>		<b><u>92.12</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		78.00
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	5.00
i. Developments with less than 100 units	Up to 20	16.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>139.00</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Lightfoot Apartments**

**Deal # 3158**

### LNI Tracking # 2023-C-59

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	176.83
b. Cost per unit	Up to 100	35.22
<b>Section Total:</b>		<b><u>212.05</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
<b>Total Score:</b>		<b><u>633.17</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Lightfoot Apartments**

**Deal # 3158**

**LNI Tracking # 2023-C-59**

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	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
<b>Section Total:</b>		<b><u>78.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>78.00</u></b>

**Comments to the Developer:**

Reduction of subsidized funding points - insufficient documentation for donated land



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

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## 2023 Score Summary as of May 15, 2023

**Deal Name: Manassas Veterans Housing and Post Center**

**Deal # 3159**

**LNI Tracking # 2023-C-60**

**MANDATORY ITEMS:**

	<b>Possible</b>	<b>Score</b>
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:** **0.00**

**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:** **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 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:** **50.00**

**3. DEVELOPMENT CHARACTERISTICS:**

a. Enhancements		65.00
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	0.00



## 2023 Score Summary as of May 15, 2023

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
<b>Section Total:</b>		<b>130.00</b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Manassas Veterans Housing and Post Center**

**Deal # 3159**

**LNI Tracking # 2023-C-60**

<b>4. TENANT POPULATION CHARACTERISTICS:</b>	<b>Possible</b>	<b>Score</b>
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**

<b>5. SPONSOR CHARACTERISTICS:</b>	<b>Possible</b>	<b>Score</b>
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: 20.00**

<b>6. EFFICIENT USE OF RESOURCES:</b>	<b>Possible</b>	<b>Score</b>
a. Credit per unit	Up to 200	149.30
b. Cost per unit	Up to 100	76.68

**Section Total: 225.98**

<b>7. BONUS POINTS:</b>	<b>Possible</b>	<b>Score</b>
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**

**Total Score: 565.98**

400 Point Threshold - All 9% Tax Credits

300 Point Threshold - Tax Exempt Bonds



## 2023 Score Summary as of May 15, 2023

**Deal Name: Manassas Veterans Housing and Post Center**

**Deal # 3159**

**LNI Tracking # 2023-C-60**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	NO	0.00
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	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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
	<b>Section Total:</b>	<b><u>65.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>65.00</u></b>

**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: Miller's Rest Apartments III**

**Deal # 3124**

**LNI Tracking # 2023-C-19**

**MANDATORY ITEMS:**

	<b>Possible</b>	<b>Score</b>
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:** **0.00**

**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:** **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	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	0.00

**Section Total:** **34.50**

**3. DEVELOPMENT CHARACTERISTICS:**

a. Enhancements		83.93
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



## 2023 Score Summary as of May 15, 2023

h. Units constructed to meet VHDA's Universal Design standards	Up to 15	3.75
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
<b>Section Total:</b>		<b>180.68</b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Miller's Rest Apartments III**

**Deal # 3124**

### LNI Tracking # 2023-C-19

<b>4. TENANT POPULATION CHARACTERISTICS:</b>	<b>Possible</b>	<b>Score</b>
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:** **100.00**

<b>5. SPONSOR CHARACTERISTICS:</b>	<b>Possible</b>	<b>Score</b>
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:** **20.00**

<b>6. EFFICIENT USE OF RESOURCES:</b>	<b>Possible</b>	<b>Score</b>
a. Credit per unit	Up to 200	110.30
b. Cost per unit	Up to 100	42.68

**Section Total:** **152.98**

<b>7. BONUS POINTS:</b>	<b>Possible</b>	<b>Score</b>
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 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:** **55.00**

**Total Score:** **558.16**

400 Point Threshold - All 9% Tax Credits

300 Point Threshold - Tax Exempt Bonds





## 2023 Score Summary as of May 15, 2023

**Deal Name: Miller's Rest Apartments III**

**Deal # 3124**

**LNI Tracking # 2023-C-19**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	49.82%	39.93
c. Submetered water expense	YES	5.00
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	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	0.00%	0.00
s. New Construction: Balcony or patio	YES	4.00
	<b>Section Total:</b>	<b><u>83.93</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>83.93</u></b>

**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: Norfolk TWG B1 Apartments at  
Kindred**

**Deal # 3120**

**LNI Tracking # 2023-C-63**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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	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
<b>Section Total:</b>		<b><u>73.02</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		72.36
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	18.80
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>161.16</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Norfolk TWG B1 Apartments at Kindred

Deal # 3120

### LNI Tracking # 2023-C-63

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
	<b>Section Total:</b>	<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
	<b>Section Total:</b>	<b><u>15.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	132.20
b. Cost per unit	Up to 100	34.88
	<b>Section Total:</b>	<b><u>167.08</u></b>
<b>7. BONUS POINTS:</b>		
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
	<b>Section Total:</b>	<b><u>100.00</u></b>
400 Point Threshold - All 9% Tax Credits	<b>Total Score:</b>	<b><u>621.26</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Norfolk TWG B1 Apartments at Kindred**

**Deal # 3120**

**LNI Tracking # 2023-C-63**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	43.30%	32.36
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	NO	0.00
	<b>Section Total:</b>	<b><u>72.36</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>72.36</u></b>

**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: Overlook Ridge**

**Deal # 3162  
LNI Tracking # 2023-C-32**





## 2023 Score Summary as of May 15, 2023

	Possible	Score
<b>MANDATORY ITEMS:</b>		
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
	<b>Section Total:</b>	<b>0.00</b>
<b>1. READINESS:</b>		
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
	<b>Section Total:</b>	<b>15.00</b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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 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
	<b>Section Total:</b>	<b>50.00</b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		90.00
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	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
	<b>Section Total:</b>	<b>225.00</b>



## 2023 Score Summary as of May 15, 2023

Deal Name: **Overlook Ridge**

Deal # **3162**

### LNI Tracking # 2023-C-32

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	114.53
b. Cost per unit	Up to 100	63.68
<b>Section Total:</b>		<b><u>178.21</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>663.21</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Overlook Ridge**

**Deal # 3162**

**LNI Tracking # 2023-C-32**

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	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	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%	10.00
s. New Construction: Balcony or patio	NO	0.00
<b>Section Total:</b>		<b><u>90.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>90.00</u></b>

**Comments to the Developer:**

Maximum Developer Fee is \$1,673,222



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

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

**Deal Name: Pecan Acres Estates Phase II**

**Deal # 3133  
LNI Tracking # 2023-C-24**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	16.11
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 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
<b>Section Total:</b>		<b><u>51.11</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		77.00
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	1.61
i. Developments with less than 100 units	Up to 20	6.40
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>155.01</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Pecan Acres Estates Phase II**

**Deal # 3133**

**LNI Tracking # 2023-C-24**

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	62.50
b. Cost per unit	Up to 100	49.74
<b>Section Total:</b>		<b><u>112.24</u></b>
<b>7. BONUS POINTS:</b>		
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	10.00
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
<b>Section Total:</b>		<b><u>80.00</u></b>
<b>Total Score:</b>		<b><u>498.36</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Pecan Acres Estates Phase II**

**Deal # 3133**

**LNI Tracking # 2023-C-24**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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	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
	<b>Section Total:</b>	<b><u>77.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>77.00</u></b>

**Comments to the Developer:**

Removed points for: the revitalization area resolution not creating a revitalization area per state code, Plan of Development form addressed Phase I and not current application, did not provide partnership agreement for Developer Experience points, and a reduction in subsidized funding points for Virginia Housing grant and capital funds. Added points for development in a QCT.





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

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

**Deal Name: Residences at Government  
Center 2 NE9**

**Deal # 3148**

**LNI Tracking # 2023-C-38**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>99.50</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		87.50
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	20.00
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	12.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>224.50</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Residences at Government Center 2 NE9**

**Deal # 3148**

### LNI Tracking # 2023-C-38

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	0 or 15	5.00
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	148.60
b. Cost per unit	Up to 100	73.44
<b>Section Total:</b>		<b><u>222.04</u></b>
<b>7. BONUS POINTS:</b>		
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	0.00
g. Commitment to electronic payment of fees	0 or 5	5.00
<b>Section Total:</b>		<b><u>95.00</u></b>
<b>Total Score:</b>		<b><u>766.04</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Residences at Government Center 2 NE9**

**Deal # 3148**

**LNI Tracking # 2023-C-38**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	46.24%	38.50
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	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	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	20.00%	10.00
s. New Construction: Balcony or patio	YES	4.00
	<b>Section Total:</b>	<b><u>87.50</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>87.50</u></b>

**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: Rivermont School Apartments**

**Deal # 3161  
LNI Tracking # 2023-C-61**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	13.63
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 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
<b>Section Total:</b>		<b><u>33.12</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		61.00
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	14.39
i. Developments with less than 100 units	Up to 20	20.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	5.00
<b>Section Total:</b>		<b><u>170.39</u></b>





## 2023 Score Summary as of May 15, 2023

Deal Name: Rivermont School Apartments

Deal # 3161

### LNI Tracking # 2023-C-61

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	70.60
b. Cost per unit	Up to 100	34.68
<b>Section Total:</b>		<b><u>105.28</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
400 Point Threshold - All 9% Tax Credits		<b><u>508.79</u></b>
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Rivermont School Apartments**

**Deal # 3161**

**LNI Tracking # 2023-C-61**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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. % of renewable energy electric systems	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	<b>Section Total:</b>	<b><u>61.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>61.00</u></b>

**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: Samuel Madden Homes - 9%**

**Deal # 3113  
LNI Tracking # 2023-C-65**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.27
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	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
<b>Section Total:</b>		<b><u>94.27</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		76.00
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	10.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>201.00</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Samuel Madden Homes - 9%**

**Deal # 3113**

### LNI Tracking # 2023-C-65

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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	5.00
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	147.70
b. Cost per unit	Up to 100	61.80
<b>Section Total:</b>		<b><u>209.50</u></b>
<b>7. BONUS POINTS:</b>		
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	10.00
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
<b>Section Total:</b>		<b><u>110.00</u></b>
<b>Total Score:</b>		<b><u>754.77</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Samuel Madden Homes - 9%**

**Deal # 3113**

**LNI Tracking # 2023-C-65**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	NO	0.00
p. USB in kitchen, living room and all bedrooms	NO	0.00
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
<b>Section Total:</b>		<b><u>76.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>76.00</u></b>

**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: Somos Phase B-9**

**Deal # 3127  
LNI Tracking # 2023-C-22**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>95.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		79.76
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	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	20.00
g. Development will be Green Certified	0 or 10	10.00
h. Units constructed to meet VHDA's Universal Design standards	Up to 15	1.62
i. Developments with less than 100 units	Up to 20	0.00
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>146.38</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Somos Phase B-9

Deal # 3127

### LNI Tracking # 2023-C-22

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	7.84
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
<b>Section Total:</b>		<b><u>97.84</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
a. Experienced Sponsor - 1 development in Virginia	0 or 5	0.00
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	145.63
b. Cost per unit	Up to 100	30.84
<b>Section Total:</b>		<b><u>176.47</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>100.00</u></b>
<b>Total Score:</b>		<b><u>650.69</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

Deal Name: Somos Phase B-9

Deal # 3127

LNI Tracking # 2023-C-22

Enhancements:	Value	Score
All units have:		
a. Community Room	YES	5.00
b. Exterior walls constructed with brick or other low maintenance material	50.44%	39.76
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	NO	0.00
<b>Section Total:</b>		<b><u>79.76</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>79.76</u></b>

**Comments to the Developer:**

Telehealth points eligibility criteria not met - telehealth option is not free with estimated cost increases



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

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

**Deal Name: Tranquility at the Lakes II**

**Deal # 3144  
LNI Tracking # 2023-C-16**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>25.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	2.37
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 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
<b>Section Total:</b>		<b><u>77.37</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		89.00
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
<b>Section Total:</b>		<b><u>209.00</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Tranquility at the Lakes II**

**Deal # 3144**

**LNI Tracking # 2023-C-16**

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>60.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>5.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	182.10
b. Cost per unit	Up to 100	18.60
<b>Section Total:</b>		<b><u>200.70</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>400 Point Threshold - All 9% Tax Credits</b>		<b><u>647.07</u></b>
<b>300 Point Threshold - Tax Exempt Bonds</b>		





## 2023 Score Summary as of May 15, 2023

**Deal Name: Tranquility at the Lakes II**

**Deal # 3144**

**LNI Tracking # 2023-C-16**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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
	<b>Section Total:</b>	<b><u>84.00</u></b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	<b>Section Total:</b>	<b><u>5.00</u></b>
	<b>Total Amenities:</b>	<b><u>89.00</u></b>

**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: Wellesley**

**Deal # 3171  
LNI Tracking # 2023-C-56**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>10.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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	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	0.00
<b>Section Total:</b>		<b><u>50.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		44.00
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	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
<b>Section Total:</b>		<b><u>149.00</u></b>



## 2023 Score Summary as of May 15, 2023

Deal Name: Wellesley

Deal # 3171

### LNI Tracking # 2023-C-56

	Possible	Score
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>60.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	174.90
b. Cost per unit	Up to 100	81.20
<b>Section Total:</b>		<b><u>256.10</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>615.10</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

Deal Name: Wellesley

Deal # 3171

LNI Tracking # 2023-C-56

Enhancements:	Value	Score
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	85.00%	20.00
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	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	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	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	<b>Section Total:</b>	<b>39.00</b>
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
w. Shelf or Ledge at entrance within interior hallway	YES	2.00
	<b>Section Total:</b>	<b>5.00</b>
	<b>Total Amenities:</b>	<b>44.00</b>

### 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: Whites Mill Point II Apartments**

**Deal # 3141  
LNI Tracking # 2023-C-58**





## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
a. Sec 8 or PHA waiting list preference	0 or up to 5	4.22
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	0.00
<b>Section Total:</b>		<b><u>79.22</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
a. Enhancements		39.00
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	2.34
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
<b>Section Total:</b>		<b><u>131.34</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Whites Mill Point II Apartments**

**Deal # 3141**

### LNI Tracking # 2023-C-58

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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	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	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
<b>Section Total:</b>		<b><u>75.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	157.53
b. Cost per unit	Up to 100	63.30
<b>Section Total:</b>		<b><u>220.83</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>65.00</u></b>
<b>Total Score:</b>		<b><u>606.39</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Whites Mill Point II Apartments**

**Deal # 3141**

**LNI Tracking # 2023-C-58**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
All units have:		
a. Community Room	NO	0.00
b. Exterior walls constructed with brick or other low maintenance material	100.00%	20.00
c. Submetered water expense	YES	5.00
d. Watersense labeled faucets, toilets and showerheads	NO	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	NO	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	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	0.00%	0.00
s. New Construction: Balcony or patio	NO	0.00
	<b>Section Total:</b>	<b><u>39.00</u></b>
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
	<b>Section Total:</b>	<b><u>0.00</u></b>
	<b>Total Amenities:</b>	<b><u>39.00</u></b>

**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: Witter Place Apartments**

**Deal # 3147  
LNI Tracking # 2023-C-54**



## 2023 Score Summary as of May 15, 2023

	<b>Possible</b>	<b>Score</b>
<b>MANDATORY ITEMS:</b>		
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>1. READINESS:</b>		
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
<b>Section Total:</b>		<b><u>15.00</u></b>
<b>2. HOUSING NEEDS CHARACTERISTICS:</b>		
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	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
<b>Section Total:</b>		<b><u>95.00</u></b>
<b>3. DEVELOPMENT CHARACTERISTICS:</b>		
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	0.00
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	20.00
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	2.40
j. Historic Structure eligible for Historic Rehab Credits	0 or 5	0.00
<b>Section Total:</b>		<b><u>187.40</u></b>



## 2023 Score Summary as of May 15, 2023

**Deal Name: Witter Place Apartments**

**Deal # 3147**

**LNI Tracking # 2023-C-54**

	<b>Possible</b>	<b>Score</b>
<b>4. TENANT POPULATION CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>90.00</u></b>
<b>5. SPONSOR CHARACTERISTICS:</b>		
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
<b>Section Total:</b>		<b><u>20.00</u></b>
<b>6. EFFICIENT USE OF RESOURCES:</b>		
a. Credit per unit	Up to 200	137.70
b. Cost per unit	Up to 100	78.50
<b>Section Total:</b>		<b><u>216.20</u></b>
<b>7. BONUS POINTS:</b>		
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
<b>Section Total:</b>		<b><u>70.00</u></b>
<b>Total Score:</b>		<b><u>693.60</u></b>
400 Point Threshold - All 9% Tax Credits		
300 Point Threshold - Tax Exempt Bonds		



## 2023 Score Summary as of May 15, 2023

**Deal Name: Witter Place Apartments**

**Deal # 3147**

**LNI Tracking # 2023-C-54**

<b>Enhancements:</b>	<b>Value</b>	<b>Score</b>
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	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
<b>Section Total:</b>		<b><u>75.00</u></b>
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
<b>Section Total:</b>		<b><u>0.00</u></b>
<b>Total Amenities:</b>		<b><u>75.00</u></b>

**Comments to the Developer:**

Eligibility for childcare services not sufficiently documented. Subsidy was not size based on household size/income.





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

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