

SUMMARY:

Security will remain a point item. Will increase the points from 1 to 2. Will award additional points if properties connect with local town crime surveillance initiative.

New Construction: Washer/Dryer – Increase 1 point to 2; Developer must either install washers and dryers in the units or construct an on-site laundry room. No points will be offered for simply offering hook ups in the unit.

Dishwashers will remain one point.

Green Building - Increase the number of points to 5.

Universal Design – Increase points to 2. The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design.

Resiliency Standards

FORTIFIED Roof - REQUIRED

FORTIFIED GOLD: **7 points**

FORTIFIED SILVER: **5 points**

Requirements/Restrictions for siting will be adopted from PRIME 2:

- The building footprint (for buildings with residential units) may not be located within or partially within the Special Flood Hazard Area ("SFHA"). Parking is not required to be at or above the building elevation requirements required in the NOFA.
- The building footprint may be in Zone B or X-Shaded (500-YR); however, all building mechanicals and finished residential floors must be built at elevations of no less than three feet above the higher of (a) the lowest point within the building footprint, or (b) the nearest road centerline.
- Irrespective of FIRM designation, the application must clearly establish whether the proposed building footprint experienced flooding in the 2016 Great Floods; if footprint was flooded, the plan must clearly address how such risks are mitigated, either through elevation above the BFE, flood proofing, or both.

Unit Size Requirements

4-bedroom units will require 2.5 bathrooms, reduced from 3.

Replacement Reserves

Minimum contribution requirements will be \$500 for all types of developments.

- Rehabilitation: \$500 per unit per year
- New Construction (seniors): \$500 per unit per year
- New Construction (non-age-restricted): \$500 per unit per year
- Single Family Units: \$500 per unit per year
- Historic Rehabilitation: \$500 per unit per year

30% Basis Boost will remain for all eligible applicants.

Project Amenities

- Maximum Points **decreased** to 2
- Development Wi-Fi will move to *Optional Amenities* and will be worth 2 points
- Ceiling fans and Smart Thermometers to be removed from *Optional Amenities*

Project Amenity List to be revised to include only the following four options (1 point each):

- Playground
- Computer Center (minimum 3 computers)
- Picnic Area with permanent grill
- Courtyard with Seating
- Exercise Room

[**Removal of** basketball court, paved walking trail, off street parking (threshold item to be added to Appendix B), community garden, patio or balcony for each unit, tennis court, dog park or pet area, community space]

Eviction Prevention and Low Barrier Tenant Screening - Max 3 Points

Two points will be awarded if the applicant commits to creating an Eviction Prevention Plan for the property.

- Qualifying Eviction Prevention Plan must be drafted prior to initial lease-up and submitted to LHC for review and approval.
- The plan will be reviewed as part of LHC ongoing compliance monitoring to ensure it remains in place.
- Applicant must agree to submit data on evictions as part of the Annual Owner Certification of Compliance reporting.

One point will be awarded if the applicant commits to implementing low-barrier tenant screening in order to minimize the impact of previous evictions on a household's ability to secure future housing.

Tenant Selection Plan drafted prior to lease up. Must include that they will not screen out applicants for evictions that occurred more than 12 months prior to the date the household applies for a unit. The plan would be reviewed as part of LHC's ongoing compliance monitoring

Discussion Items:

2024 Allocation Pools and Set-Asides

2024 (Approximate) Credit Ceiling: \$13,000,000.00

Breakdown Proposal:

CNI Project: \$1,500,000.00

Non-Profit: \$1,500,000.00

Rural New Construction: \$2,000,000.00

Rural Rehab: \$2,000,000.00

Urban: \$6,000,000.00

Appendix A. Section III. Priority Development Areas and Other Preferences.

Section C. Governmental Priorities

Points will NOT be given for CNI Designated Areas

Section iii Changes:

Percentage of Renters experiencing cost burden to **50%**.

Median Household Income at or below **State Median (\$49,469)**.

Percentage of persons who are children under 5 in poverty exceeds **27%**.

Unit Size Requirements

CHANGES:

Unit Type	Bathrooms	Square Feet
Efficiency	1	450
1 Bedroom	1	650
2 Bedroom	1	800
3 Bedroom	2	1100
4 Bedroom	2.5	1400

Total Development Costs

Keep maximum; increase level of staff approval allowed to 40%

Minority Participation Package

Material Participation of Minority, Women's and Veteran's Businesses

The Corporation may award points for material participation in the development team by a minority-owned business, woman-owned business, veteran-owned business, service disabled veteran-owned business which meets eligibility criteria of the Minority Business Enterprise (MBE)/Women Business Enterprise (WBE) as determined by the LHC.

<u>Firm/Entity</u>	<u>1% - 4.99% of Total Development Cost</u>	<u>>5% of Total Development Cost</u>
Professional Services	1 point	2 points
General Contractor	1 point	2 points
Sub-Contractors/Vendors	1 point	2 points

Points Based on Section 3 Achievement

Development teams will receive points if they have met or exceeded the HUD established Section 3 benchmarks in previous projects:

- 25% or more of the total number of labor hours worked by all workers on a Section 3 project were done by Section 3 workers. $\text{Section 3 Labor Hours} / \text{Total Labor Hours} = 25\%$
- 5% or more of the total number of labor hours worked by all workers on a Section 3 project were done by Targeted Section 3 workers. $\text{Targeted Section 3 Labor Hours} / \text{Total Labor Hours} = 5\%$

Development teams who have reach HUD established Section 3 benchmarks must provide their final cumulative Section 3 Compliance report from a previous Section 3 project as proof to LHC.

Points for JV with Minority Entity

A joint venture property development arrangement between two or more parties that agree to combine resources, share ownership, governance, returns and risks.