

DRAFT 2013 SELECTION CRITERIA SIDE BY SIDE COMPARISON

DRAFT 2013 SELECTION CRITERIA AS OF 3/7/12	DRAFT 2013 SELECTION CRITERIA AS OF 4/24/12
I. TARGETED PROJECT TYPE	
Maximum one selection.	Allowed to select all that apply.
A. DE-CONCENTRATION PROJECTS	
Geographic Diversity allowed 6 points.	Geographic Diversity allowed 10 points.
B. REDEVELOPMENT PROJECT	
Rehabilitation Project listed as Item I.B.	Rehabilitation project previously Item I.B has been separated into non-scattered site and scattered site properties. Other revisions are addressed in selection criteria items I.E and I.F.
Redevelopment Project listed as Item I.C.	Redevelopment Project previously Item I.C moved to Item I.B and revised to allow the applicant to indicate the property type.
C. HIGH VACANCY PROJECTS	
High Vacancy Project listed as Item I.E.	High Vacancy Project previously listed as Item I.E moved to Item I.C and revised to include requirement for the market study to directly address causes of vacancy, specific need for vacant unit sizes in the market.
D. NEW CONSTRUCTION SCATTERED SITE PROJECT	
Abandoned Project listed as Item I.D allowed 10 points.	New Construction Scattered Site Projects allowed 8 points. Item I.D Abandoned Project addressed in Selection Criteria Items I.E and I.F.
E. NON SCATTERED SITE REHABILITATION PROJECTS	
High Vacancy Projects listed as Item I.E.	<p>Non Scattered Site Rehabilitation Projects allowed a maximum of 8 points. Possible selections are listed as:</p> <ul style="list-style-type: none"> (i) Non Scattered Site Abandoned Project - 6 points (ii) Substantial rehabilitation or conversion of Historic Property - 7 points (iii) Rehabilitation or conversion of Non-Historic Property - 8 points <p>Note: (ii) and (iii) were previously included in Selection Criteria Item I.B, Rehabilitation Project.</p> <p>High Vacancy Projects addressed in Item I.C.</p>

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F. SCATTERED SITE SUBSTANTIAL REHABILITATION OR INFILL PROJECTS	
<p>Scattered site project allowed 8 points.</p>	<p>Scattered site project section revised to allow up to 11 points and to distinguish project types as follows:</p> <ul style="list-style-type: none"> (i) Scattered Site Abandoned Project* 9 points (ii) Scattered Site Historic Property 9 points (Rehabilitation is to be completed in accordance with the applicable section of Interiors Standards for Historic Rehabilitation) (iii) Scattered Site Project composed of 100% LLT Properties** 10 points (iv) Scattered Site Lease to Own Project Requiring Substantial Rehabilitation*** 11 points <p>Requirements:</p> <p>*Submit evidence that 100% of Units are Abandoned Units as defined in Glossary.</p> <p>**Submit documentation that property is composed of Louisiana Land Trust designated properties (see glossary).</p> <p>***Owner must agree to sell units at minimum purchase price by not later than the 16th year of Compliance period. The award is subject to a transactional structure acceptable to the agency according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership.</p>
II. TARGETED POPULATION TYPE	
A. SINGLE ROOM OCCUPANCY SHELTER (No changes)	
B. SPECIAL NEEDS HOUSEHOLDS (No changes)	
LEASE TO OWN (Previously Item II.C)	
<p>Lease to own project listed as Item II.C allowed 10 points.</p>	<p>Lease to own project addressed in Selection Criteria Item I.F. iv, Scattered Site Lease to Own Project Requiring Substantial Rehabilitation for 11 points.</p>

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III PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES			
A. EXTENDED AFFORDABILITY AGREEMENT (Clarifying language added to exclude lease to own projects)			
B. INCREASED UNIT AFFORDABILITY (Clarifying language added to include households at and below referenced AMIs)			
C. DIFFICULT DEVELOPMENT AREA (QCT/DDA) (No changes)			
D. VETERANS PROJECTS			
Veterans projects not addressed in the selection criteria. Item III.D Rural Target Area (RD) allowed 6 points.		Projects that incorporate support from local Veteran's Administration centers and/or has committed VASH vouchers allowed 11 points. Rural Target Area (RD) removed as a selection criteria item.	
E. RURAL AREA PROJECT			
Rural Area Project not included in the selection criteria. Item III.E, Other Governmental Priority allowed up to 9 points.		Rural Area Project as defined by the glossary allowed 10 points. Item III.E, Other Governmental Priority still allowed up to 9 points but moved to Item III.G.	
F. PUBLIC HOUSING AGENCY PROJECT			
Public Housing Agency Project not included as a selection criteria item.		Public Housing Agency Project as defined by the glossary allowed 10 points.	
G. OTHER GOVERNMENTAL PRIORITY			
Other Governmental Priority included as Item III.E.		Other Governmental Priority moved to Item II.G without changes.	
H. PHA REFERRALS AND SPONSORSHIP			
PHA Referral and Sponsorship included as Item III.F.		PHA Referral and Sponsorship moved to Item III.H without changes.	
I. GOVERNMENTAL SUPPORT (No changes)			
IV LOCATION CHARACTERISTICS (Statement regarding LHFA hired market analyst removed)			
V. PROJECT CHARACTERISTICS			
A. GREEN BUILDINGS (No changes)			
B. COMMUNITY FACILITIES (No changes)			
C. OPTIONAL AMENITIES (No changes)			
D. ADDITIONAL ACCESSIBLE UNITS (No changes)			
SUPERIOR DESIGN (Previously Item V.E)			
Superior Design was included as Item V.E for up to 10 points.		Superior Design removed as a selection criteria item.	
E. PROJECT HAS ON SITE SECURITY			
On-site security was included as Item V.F. On-Site Security definition limited to on-site personnel.		On-site security selection criteria item has been revised to allow for the use of security cameras and gates.	
VI. LEVERAGE, EFFICIENCY AND VIABILITY (language included to disallow non-governmental support which is allowed points in Item III.G.)			
VII. PROJECT & SUBMISSION PENALTY POINTS (No changes)			