



**MULTIFAMILY FINANCE DIVISION  
2012 Private Activity Bond Pre-Application Scoring Form**

**Development Name:**  
**Development Number:**  
**Reviewer Name:**  
**Review Date:**

**Review Instructions:** The Reviewer should enter the Applicant's score for each scoring item based on the Applicant's scoring form submitted with their pre-application. The scores under the TDHCA column should be filled in based on the review of the pre-application. If the Applicant reflects a score of 0 for any item, the Department's score should also be 0 for that same item unless the change in points is associated with a deficiency. If a point item requires a deficiency the item should be left blank until the deficiency has been resolved. The final score should automatically calculate at the bottom of the form. Please be sure to enter any opposition letters received as a negative number so it is subtracted from their final score.

The points selected will need to be substantiated at the time of full Application for the Development. If there are changes to the Application prior to closing that have an adverse affect on the score and/or that would result in the Application being placed below another Application in the ranking, the application should be terminated and the Reservation returned to the Texas Bond Review Board.

**Deficiency Issuance & Response:** The deficiency response for each item needs to be cleared to the satisfaction of the Department. The deficiency pages should be inserted into the application and the old pages in the application should be crossed out. Once the file has been closed out by the Reviewer the review sheets (scoring and threshold) and the deficiency notice should be given to the Bond Administrator.

<u>Scoring Item</u>	<u>APPLICANT</u>	<u>TDHCA</u>
<b>Construction Cost Per Unit</b>  Includes: site work, direct hard costs, contingency, contractor profit, overhead and general requirements. Calculation will be hard costs per square foot of net rentable area and must be greater than or equal to \$85 per square foot for general population Developments and \$95 per square foot for elderly Developments (1 point) (Acquisition/Rehab will automatically receive 1 point)	_____	_____
<b>Income and Rent Levels of the Tenants</b>  (A) Priority 1 Applications (10 points), (B) Priority 2 Applications (7 points); (C) Priority 3 Applications (5 points).	_____	_____
<b>Size of Units</b>  Average size of all Units combined in the Development must be greater than or equal to 950 square feet for general and must be greater than or equal to 750 for elderly (5 points) (Acquisition/Rehab will automatically receive 5 points)	_____	_____
<b>Period of Guaranteed Affordability for Low Income Tenants</b>  Add ten (10) years of affordability after the extended use period for a total affordability period of forty (40) years (4 points).	_____	_____

**Tenant Services**

By electing the points the Applicant will be required to provide a combination of supportive services, as further listed in 10 TAC 1.1 Definitions and Amenities for Housing Program Activities, appropriate for the proposed tenants and that there is adequate space for the intended services. The provision and complete list of services will be included in the Regulatory Agreement. (8 points)

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**Rehabilitation Developments**

This will include the demolition of old buildings and New Construction of the same number of units if allowed by local codes or less units to comply with local codes (not to exceed 252 units). (30 points)

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**Preservation Developments**

This includes rehabilitation proposals on properties which are nearing expiration of an existing affordability requirement within the next two years or for which there has been a rent restriction requirement in the past ten years (10 points)

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**Proximity to Community Services / Amenities**

(A) Full service grocery store (1 point);

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(B) Pharmacy (1 point);

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(C) Convenience store or mini-market (1 point);

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(D) Department or Retail Merchandise Store (Target, Wal-Mart, Home Depot, Bookstores, etc) (1 point);

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(E) Bank / Credit Union (1 point);

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(F) Restaurant (including fast food) (1 point);

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(G) Indoor public recreation facilities (civic centers, community centers and libraries) (1 point);

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(H) Outdoor public recreation facilities (park, public golf course, public swimming pool) (1 point);

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(I) Fire / Police Station (1 point);

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(J) Medical Offices (physician, dentistry, optometry) or hospital/medical clinic (1 point);

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(K) Public School (only one school required for point; only eligible for Developments that are not Qualified Elderly) (1 point);

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(L) Senior Center (1 point);

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(M) Religious Institutions (1 point);

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(N) Day Care Services (must be licensed - only eligible for Developments that are not Qualified Elderly Developments) (1 point);

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(O) Post Office, City Hall, County Courthouse (1 point).

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**Common Amenities**

All Developments must meet at least the minimum threshold of points based on the total number of Units in the Development (§50.8(5)(A)(ii)). If fees, in addition to rent, are charged for amenities then the amenity may not be included among those provided to satisfy the minimum threshold requirement. Spaces for activities must be sized appropriately to serve the Target Population of the Development. The complete list of amenities can be found in 10 TAC 1.1 Definitions and Amenities for Housing Program Activities and will have to be identified at the time the LURA is submitted to the Department.

**Select the appropriate number of points:**

Total Units equal 16, 1 point required to meet Threshold.

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Total Units are 17 to 40, 4 points are required to meet Threshold.

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Total Units are 41 to 76, 7 points are required to meet Threshold.

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Total Units are 77 to 99, 10 points are required to meet Threshold.

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Total Units are 100 to 149, 14 points are required to meet Threshold.

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Total Units are 150 to 199, 18 points are required to meet Threshold.

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Total Units are 200 or more, 22 points are required to meet Threshold.

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### Unit Amenities

All Developments must meet at least the minimum threshold of 14 points in Unit amenities (§50.9(b)(4)(B)). The complete list of Unit amenities can be found in 10 TAC 1.1 Definitions and Amenities for Housing Program Activities and will have to be identified at the time the LURA is submitted to the Department. Rehabilitation Developments (excl Reconstruction) will receive a base score of 3 points and Supportive Housing Developments will receive a base score of 5 points. (14 points)

**Development Support / Opposition** (maximum net points +24 to -24, +3 to -3 per official). Each letter will receive a maximum of +3 to -3 (all letters received by 5:00 p.m. seven (7) days prior to the date of the TDHCA Board meeting will be used in scoring). The letter must specifically indicate support or opposition otherwise the letter will be considered neutral.

(A) Texas State Senator and Texas State Representative;

(B) Presiding Officer of the governing body of any municipality containing the Development and the elected district member of the governing body of the municipality containing the Development;

(C) Presiding Officer of the governing body of the county containing the Development and the elected district member of the governing body of the county containing the Development (if the site is not in a municipality, these point will be doubled);

(D) Local School District Superintendent and Presiding Officer of the Board of Trustees for the school district containing the Development.

### Declared Disaster Areas

Application will receive 7 points if requested on the Applicant's self-score. In October 2011, the entire State was declared a disaster area by the Governor. No documentation for this item is required.

**Developments in Census Tracts with No Other Existing Same Type Tax Credit Developments** Map of census tract indicating census tract number and identifying the site must be included.

(A) No other developments awarded in last 5 years (6 points);

(B) No other developments awarded in last 3 years (3 points).

### Total Points

I certify that all the information provided is correct and acknowledge that the Applicant is responsible for all costs and expenses incurred throughout the application process.

By: \_\_\_\_\_  
Signature of Applicant / Owner