

Proposed City of San Antonio Evaluation Criteria and Scoring
for TDHCA Housing Tax Credit Program Resolutions

I. General Partner and Property Management Experience – Up to 20 total points
(as determined utilizing the below general partner and property manager point tables)

General Partner – up to 10 of the 20 total experience points. To receive experience points under this category, the proposed general partner(s), or a key individual(s) (officer, managing member or principal) within the proposed general partner organization (the “general partner”), must meet one of the following tests for each counted project.

To obtain points for a current project owned by the proposed general partner, the applicant must certify that the development has: 1) been in service and continuously operated for three or more years; 2) yielded positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.); and 3) held reserves as required by the partnership agreement and any/all applicable loan agreements.

To obtain points for projects previously owned by the proposed general partner, the applicant must certify that: 1) the ending date of ownership or participation was no more than 10 years before the deadline associated with the subject application; 2) the previously owned development was yielding positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) at the time of disposition; and 3) the project was holding reserves as required by the partnership agreement and any/all applicable loan agreements at the time of disposition.

Experience of the General Partner – Up to 10 points	Points
1-2 Multi-family rental housing projects in service more than 3 years	1
1-2 Sec. 42/142/HOME projects in service more than 3 years	3
3-6 Multi-family rental housing projects in service more than 3 years	4
3-6 Sec. 42/142/HOME projects in service more than 3 years	6
7 or more Multi-family rental housing projects in service more than 3 yrs.	7
7 or more Sec. 42/142/HOME projects in service more than 3 years	10

“Sec.42/142/HOME” means Internal Revenue Code §42 “Low-income housing credit”, §142 “Exempt facility bond – qualified residential rental project”, and/or 24 CFR Part 92 - HOME Investment Partnerships Program (“HOME”)

“Multi-family housing” means any multi-family rental housing project of 20 units or more that is not subject to IRC §42, IRC §142, or 24 CFR Part 92 requirements.

Property Manager – Up to 10 of the 20 total experience points. To receive experience points under this category, the proposed property management entity must meet one of the following tests for each counted project.

To obtain points for a current project managed by the proposed property management entity, the applicant must certify that the property has: 1) been in service and continuously managed by the proposed property management entity for three or more years; 2) yielded positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.); and 3) held reserves as required by any/all applicable partnership agreement and loan agreements.

To obtain points for projects previously managed by the proposed property manager, the applicant must certify that: 1) the ending date of management agreement was no more than 10 years before the deadline associated with the subject application; 2) the previously managed development was yielding positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) at the time of termination of the management agreement; and 3) the project was holding reserves as required by the partnership agreement and any/all applicable loan agreements at the time of termination of the management agreement.

Experience of Property Manager – Up to 10 points (select only one)	Points
1-2 Multi-family rental housing projects managed more than 3 years	0
1-2 Sec. 42/142/HOME projects in service more than 3 years	3
3 or more Multi-family rental housing projects in service more than 3 yrs.	4
3-6 Sec. 42/142/HOME projects in service more than 3 years	6
7 or more Sec. 42/142/HOME projects in service more than 3 years	10

“Sec. 42/142/HOME” means Internal Revenue Code §42 “Low-income housing credit”, §142 “Exempt facility bond – qualified residential rental project”, and/or 24 CFR Part 92 - HOME Investment Partnerships Program (“HOME”)

“Multi-family housing” means any multi-family rental housing project of 20 units or more that is not subject to §42, §142, or 24 CFR Pat 92 requirements.

- II. Nonprofit Organization Participation – 10 points
To receive these points, the nonprofit organization must have controlling interest (e.g., greater than 50 percent ownership in the General Partner) in the project. If ownership is a limited partnership, the Qualified Nonprofit Organization must be the Managing General Partner. If ownership is a limited liability company, the nonprofit organization must be the controlling Managing Member. Additionally, the nonprofit entity or its affiliate or subsidiary must be the developer or a co-developer of the project.

The nonprofit organization is not required to elect to apply under the State’s Nonprofit Setaside in order to receive these points.

- III. REnewSA Target Area – 20 points
To receive these points, the Project must be located in one of the 5 REnewSA Target Areas – 1) Collins Gardens, 2) Edgewood, 3) Harlandale, 4) University Park West/Blueridge, and 5) Wheatley Target Areas.
- IV. ICRIP – Inner City Reinvestment Infill Area – 16 points
Project is located within the City of San Antonio Inner City Reinvestment Infill zone.
- V. Housing Opportunity Area (HOA) – Up to 16 points.
Three factors are used in determining and ranking housing opportunity areas (HOAs). The three factors are:
- The poverty rate of the Census Tract within which the housing project is located;
 - The median income of the Census Tract within which the housing project is located; and
 - The student achievement rating of the school within which the students of housing project are assigned to attend. This area is commonly referred to as the school “attendance zone”.

The below matrix shall be used in determining the appropriate score for this HOA criteria. The matrix establishes HOA threshold criteria (found in the below matrix at the 4-Point Level) and further defines the relative quality of an HOA by ranking the poverty and median income factors across the other Point Levels. The third factor – the school attendance zone factor – is either present or not. In other words, a HOA can receive 4, 8, 12 or 16 points, depending on the particular combination of factors.

Census Tract Poverty Rate	Census Tract Quartile MSA Median Income	Elementary School TEA Rating	Points
<15% for all individuals	Top Quartile	Met standard rating and ≥ 77 on index 1	16
<15% for all individuals	Top Two Quartiles	Met standard rating and ≥ 77 on index 1	12
<15% for all individuals	Top Quartile	(intentionally blank)	8
<15% for all individuals	Top Two Quartiles	(intentionally blank)	4

- VI. Determination of Project Feasibility – Up to 20 points (*5 points each, no more than 20 points can be awarded in this category*)
- Proposed rent schedule consistent with TDHCA rent limits on rent-restricted units.
 - Appropriate vacancy and collection loss assumptions in the project pro forma are consistent with TDHCA HTC requirements.
 - Reserves in the pro forma are consistent with TDHCA HTC requirements.
 - Completed Market Feasibility Report with conclusions supporting the applicable project pro forma assumptions and further indicating that the project is feasible.
- VII. Project Site Characteristics – Up to 10 points (*5 points each*)
- Project meets land use density requirements at time of application
 - Project meets City of San Antonio zoning requirements at time of application
- VIII. Transit Amenities – Up to 28 points (*zero to four points each, no more than 28 points can be awarded in this category*)

The following transit amenity matrix shall be used in scoring the project:

	Points		
Amenity	1/4 mile or less	>1/4 mile and < 1/2 mile	1/2 mile and up to 1 mile
Bus Station or Stop	4	2	1
Public Park	4	2	1
Full Scale Grocery Store	4	2	1
Community or Senior Center	4	2	1
Aging & Disability Resource Center	4	2	1
	Points		
Amenity	1/2 mile or less	>1/2 mile and < 1 mile	1 mile and up to 2 miles
Qualifying Medical Clinic or Hospital	4	3	1
	Points		
Amenity	20 minutes or less	> 20 min. and < 40 min.	More than 40 min.
Transit time to Major Employment Center	4	2	0

- IX. Project Readiness – Up to 20 Points (*5 points each, no more than 20 points can be awarded in this category*)
 - Applicant has secured site control per TDHCA HTC definition of site control.
 - Phase I (and Phase II if recommended by Phase I) Environmental Report (s) have been completed.

- NEPA Environmental Assessment, when applicable, has been completed (signed by Responsible Entity Certifying Officer)
 - All sources of permanent financing committed at the time of application.
- X. Resident Services – *Up to 15 points (5 points each; no more than 15 points can be awarded in this category)*
- The equivalent of one (1) FTE resident service coordinator for every 600 project bedrooms.
 - Project provides or has agreements with third party service providers to provide on-site educational, wellness and/or skill building classes
 - Project provides on-site, licensed child care or after school program that operates at least 20 hours per week.

175 total points are provided under the above scoring preferences. To receive a staff recommendation for a **Resolution of Support**, the applicant must score 85 points. Any applicant receiving less than 85 points, shall be eligible to receive a staff recommendation for a Resolution of No Objection, provided the application receives at least 6 experience points under the *I. General Partner and Property Manager Experience* of the above scoring methodology.

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