

Criteria	Points
8. <i>Other Criteria.</i> (Select any that apply)	
(a) The PHA has certified that it will form, or submit evidence that it has formed, a "partnership" (i.e., a cooperative relationship) with an entity that will play a substantial role in development, design, management, or representation to the community and has described the partnership's role; or the PHA has certified that it will form, or submit evidence that it has formed, a "partnership" with an entity that plays a substantial role in the delivery of services and that these services will be available to residents of the project under development, and has described the partnership's role. ....	15
(b) Choose (1) or (2) if applicable:	
(1) The PHA has certified that it will develop or acquire units or sites in developments where the non-public housing units require incomes that, on average, are at or above 80 percent of median; .....	15
or	
(2) The PHA has certified that it will develop or acquire units or sites in developments where the non-public housing units require incomes that, on average, are at or above 50 percent of median; .....	10
(c) The PHA has submitted evidence that over the past five years it has met any commitments made under the provisions of section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C., 1701u), as amended from time to time, and the implementing regulations for section 3 at 24 CFR part 135. (If the PHA does not have development experience, it may instead submit evidence related to its experience with the modernization program.); .....	10
(d) The application proposes a public housing development which, as evidenced by a letter from local officials, actively supports an area of local initiative such as a Community Development Block Grant, urban revitalization, Empowerment Zone/Enterprise Community, or other similar local activity, or includes a commitment for a donation to the project in the event it is selected for funding; .....	15
(e) The Field Office, based on documentation submitted by the PHA, has determined that the PHA is working with residents to establish and/or foster resident empowerment activities (such as establishing Resident Corporations or Resident Management Corporations); .....	10
(f) Preservation of low-income housing. The PHA demonstrates that commitment of development funds will preserve low-income housing resources currently available to the community. ....	20
Total Possible Points .....	200

#### F. Field Office Reports

1. Category 1, 2, and 3 Applications. Each Field Office shall forward its lists (by category) of fair-share exempt threshold-approvable applications to Headquarters within two weeks of the deficiency "cure" period. The lists shall include the project number, total number of units and units by bedroom size, structure type(s), cost areas, funding required and the metropolitan/non-metropolitan designations for each application. Category 1 and 2 applications shall also identify the underlying project and its current status (e.g., approved (date), under review in Field Office, etc.).

2. Category 4. All Field Office reports to Rating Panels on threshold-approvable "other" applications shall be submitted within three weeks of the deficiency "cure" period and include the information described in paragraph F.1., above, the analysis of each application, and Field Office recommendations for funding.

#### V. Rating Panels

##### A. Rating Panels

1. General. The Rating Panel(s) shall compile data furnished by Field Offices for category 4 (other) applications, and rate each application based on Field Office analyses, comments, and recommendations.

A list of rated applications shall be forwarded to Headquarters, with copies of Field Office reviews and recommendations, and justifications for

Rating Panel rankings. Headquarters shall not modify ratings of category 4 ("other") applications unless a gross error has occurred.

Examples of "gross errors" include, but are not limited to, errors in calculating the vacancy rate in the proposed community, or assigning points for development/management experience based on a PHMAP score that was successfully appealed, or simple errors of arithmetic.

Changes in ratings shall be fully documented, and a copy of the memorandum authorizing the change (and the basis thereof) shall be sent to the Rating Panel and to the Field Office for inclusion in the file and be made available for public inspection. Category 4 applications shall be approved within Areas, to the extent fair share funds are assigned, as follows:

2. "Tight Market" Determination. Headquarters will separate applications (category 4) on the basis of "tight rental housing market" and Rating Panel ratings and Headquarters rankings, and approve them (in the following order) to the extent fair share funds are assigned to their respective Area:

(a) Applications within the same Area in tight rental housing markets which receive 100 or more rating points;

(b) All other applications in the same Area, in rank order, depending on "metropolitan" or "non-metropolitan" funding available.

#### B. Reservation of Funds

Funds will be reserved in an amount equal to the total development cost limit for the number, structure type, and size of units being approved, "trended" to take into consideration the anticipated cost of construction at the time the construction/rehabilitation contract is expected to be executed; acquisition reservations will be trended to take into account anticipated cost variations between fund reservation and Date of Full Availability (DOFA). The trend shall be calculated by multiplying the project total development cost limit by 6 percent (1.06), rounded to the nearest \$50. No amendment funds will be available for these projects in the future.

#### C. Partial Funding

Partial funding of highly ranked "other" applications within an Area may occur (so long as such projects are determined viable and the PHA has indicated willingness to accept fewer units) to facilitate the funding in rank order of additional applications for highly ranked projects. With respect to categories 1, 2 and 3, partial funding may be provided where the Department determines this to be appropriate.

#### VI. Checklist of Application Submission Requirements

##### A. Submission Requirements

PHAs may use the following application checklist which enumerates the submission requirements of Section III of this NOFA: