

Appendix C: QAPs with provisions concerning Tenant Selection

(discouraging first come/first served or other residency preferences, accommodation of disabilities, accommodation of applicants with limited English proficiency, etc)

State	Provision(s)
AL	<ul style="list-style-type: none"> • 1 point is awarded to projects that have committed in writing to target households on the public housing waiting lists (p. A7) • 1 point to projects targeting low-income families with a minimum of 15% of the low-income units having three or more bedrooms (p. A7) • • 2 points to projects that set-aside a minimum of 7% of the total units for tenants with disabilities (p. A7) <ul style="list-style-type: none"> ○ 1 point awarded to projects that provide a minimum 5% of units designed for persons with sensory impairments (p. A7) • 2 points to projects that set aside a minimum of 7% of the total proposed units for homeless populations (p. A7)
AK	<ul style="list-style-type: none"> • 1 point will be awarded to applications that contain a written commitment to give priority to households on waiting lists for subsidized housing (p. 28) • Maximum 12 points awarded to projects that serve the lowest income tenants. Points will be awarded for setting aside more than 10% of a project’s units, up to 60% of the project’s total units for households at or below 50% of the AMI (p. 25) • All new construction projects with 5 or more units must provide a minimum of 5% of the total unit count specifically equipped for persons with disabilities (p. 12) • Up to 8 points for projects that include units equipped for persons with physical disabilities and sensory impairments (p. 23) • State of Alaska prioritizes projects that target “special needs populations” (i.e. persons who experience mental or physical disabilities, homeless persons, and families whos income does not exceed 30% AMI adjusted for the household size) (p. 10) • For all projects with 20 or more units, 5% of the total unit count must be set aside for a “special needs” population that is not required to be served as a condition of the funding source request (p. 12) • 1 point will be awarded to any applicant that commits to given preference to homeless families (including single individuals) in the tenant selection process for a GOAL funded project (p. 28)
AZ	<ul style="list-style-type: none"> • Up to 30 points for projects that commit to accept a contract for HUD 811 rental assistance for at least 10% of proposed units (p. 16) • 20 points for 15% and 30 points for 30%+ of units for special populations such as: persons with disabilities, veterans, persons experiencing homelessness, victims of domestic violence, and youth exiting foster care (p. 16-17)

AR	<ul style="list-style-type: none"> • 6 points to developments targeting low-income families (or individuals with children) with a minimum of 20% of the units having three or more bedrooms (p. 22) • Up to 14 points for targeting units below 60% AMI. 7 points for an application reserving 10% of total units at 40% or 50% AMI (p. 23) • 7 points for developments with units dedicated to serve households whose incomes are 30% or less of the AMI. Rents must be restricted accordingly. The number of units must be at least 5% of the total number of residential units in the development (p. 25) • 6 points for Supportive Housing for disabled persons with a minimum of 30% of units for such special needs' tenants
CA	<ul style="list-style-type: none"> • Up to 52 points for projects that set income targeted units (p. 47) • 2 points to projects that incorporate enhanced accessibility and visitability features in at least of the project's low-income units (p. 49) • Priority credits available under the non-profit set aside (10% of credits) will be given to projects providing housing to homeless households. To qualify, at least 50% of low-income units must house homeless households (p. 9)
CO	<ul style="list-style-type: none"> • 2 points may be earned by Applicants who enter into a written agreement with the local public housing representative to give priority to households on waiting lists for subsidized public housing (p. 45) • Additional points will be awarded for projects that target extremely low-income residents (up to 15 points if 30% of the total units are at or below 30% AMI) (p. 39-41) • 15 points may be earned for the set-aside of at least 25% of the units for homeless or special needs tenant populations (p. 45)
CT	<ul style="list-style-type: none"> • Applicants must commit to give preference in its tenant selection plan to eligible households on waiting lists of the public housing authority/authorities in the local market area, and make on-going efforts to request that the PHA make referrals to the Proposed Development, or request that the PHA include relevant information about the Proposed Development on any listing that the PHA makes available to persons on its waiting list(s), and to persons least likely to apply (p. 10) • Up to 8 points awarded for projects that create rental units dedicated to households and individuals with income at or below 30% AMI (p. 17) • Up to 6 points for supportive housing units specifically for residents identified as homeless or chronically homeless (p. 17)
DE	<ul style="list-style-type: none"> • Up to 5 points will be awarded for Management Agents with portfolios containing Delaware Section 811 contracts and Target Units (p. 55) • If a low-income unit in the project became vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units in the project were or will be rented to tenants not having a qualifying income (p. 74) • All units are required to target either: 1. The greater of the 5% of the total units or 3 units for special population-eligible households with household income and rents at

	<p>40% AMI or below; or 2. The greater of 5% of total units or 3 units for permanent supportive housing (p. 32)</p> <ul style="list-style-type: none"> • 10 points will be awarded to applicants who increase the number of target units set aside for special population-eligible units to the greater of 10% or 6 units. Population-eligible categories include: persons with HIV/AIDS-related illness; Homeless persons; Survivors of Domestic Violence; Persons with Disabilities; Youth exiting foster care or persons exiting state-run institutions (p. 49)
GA	<ul style="list-style-type: none"> • At least 5% of total units must be equipped for the mobility disabled; at least 2% of units must be equipped for hearing and sight-impaired persons (Appx. I, p. 26) • DCA will award 1 point to projects that agree to accept Section 811 PBRA for up to 20% of units (Appx. II, p. 31) • DCA will award 1 point to Applications with a commitment of HUD Section 8 project-based rental assistance from a PHA which has elected to offer a tenant selection preference in their tenant voucher programs for a minimum of 15% of the total units for persons with specific disabilities (Appx. II, p. 31) • Affirmative Fair Housing Marketing Plan must include formal documented strategy and outreach examples for individuals with Limited English Proficiency for languages identified as being prevalent in the surrounding market area (Appx I, p. 41)
HI	<ul style="list-style-type: none"> • All low-income units must be made available to people on the waiting lists for low-income public housing and/or an acceptable shelter program (p. 7) • Projects may receive up to 10 points for providing preference to lower income tenants (p. 22) • Projects may receive up to 2 points if it commits to provide services that will enhance the livability of the project for tenant populations with special housing needs (p. 21)
ID	<ul style="list-style-type: none"> • 1 point to development which give preference to 100% of the rent-restricted units to persons on PHA waiting lists (p. 21) • Most of the point categories require that a development must attach a copy of the proposed development’s Management Plan which includes a Tenant Selection Policy which evidence the development’s waitlist preferences and must include a requirement to use the “Coordinated Entry” system when filing vacancies in units set aside for PSH (p. 21, 30) • 2 points if 5%-9.99% of rent-restricted units are targeted to populations of individuals with children. 3 points is \geq 10% of the rent-restricted units are targeted to populations of individuals with children (p. 23) • 1 point to developments leasing rent-restricted units who commit to giving a waitlist preference to households that contain one or more members with a handicap as defined in the Fair Housing Act (p. 22) • 3 points for PSH units (p. 28)
IL	<ul style="list-style-type: none"> • Sponsors that are interested, capable, and willing to commit to participation in the Section 811 program may receive up to 2 points. Projects are only eligible if, at the time of Project Application, there are at least people per unit on the Section 811 waitlist (p. 49)

	<ul style="list-style-type: none"> • Projects can earn an additional 3 points if it includes another 5% Type A accessible units (p. 35) • Projects must exercise a waitlist preference for veterans on all units. A waitlist preference shall mean that, if there is a veteran on the Project waitlist, the veteran’s application shall be considered before nonveteran applications (p. 33) • Projects may include additional Statewide Referral Network (statewide referral process that links Supportive Housing Populations with available Statewide Referral Network Units) Units for up to 10 points if, on the date Project Applications are due, there are at least 3 people per unit on the SRN waitlist (p. 49)
IN	<ul style="list-style-type: none"> • All Developments must commit to setting aside 10% of the total units for occupancy by tenants who meet the definition of “special needs populations” (p. 48) • Projects can receive 0.5 points under the “Resident Services” category for offering and funding ESL classes (p. 83)
IO	<ul style="list-style-type: none"> • 10 points for Projects (10% of total Project Units) with project-based vouchers from a local PHA with a commitment for at least 10 years (p. 22) • The Ownership Entity must submit a commitment to notify the local public housing authority of all vacancies at least 120 days prior to the first unit placing in service (p. 33) • All projects shall have at least 10% of the units accessible for persons with mobility disabilities. An additional 2% of the units must be accessible for persons with hearing or visual disabilities (p. 38) <ul style="list-style-type: none"> ○ 5 points for projects furthering Olmstead Goals and providing at least an additional 10% of the units as fully accessible (p. 27) • 5 points for Projects that provide units for persons experiencing homelessness. These units shall be leased only to qualified persons experiencing homelessness
KS	<ul style="list-style-type: none"> • Ownership entity must inform the local PHA and HCV (Section 8) administrator(s) of the acceptance of their referrals (p. 15) • 5 points to developments sited in the metropolitan region and committing to setting aside 15% of the units for households at 30% AMI (p. 28)
KY	<ul style="list-style-type: none"> • 1 point if the applicant has provided a written commitment to notify local public housing authorities of project vacancies and to give priority to households on the PHA’s waiting list, if there are no eligible households on the project’s waiting list (Exhibit B, 2)
LA	<ul style="list-style-type: none"> • Owners must market to and rent to low-income households referred by the LHA/OCD, and/or the local PHA if the tenants satisfy the requirements of the Project’s Management and/or Operating Plan (p. 14) • Projects must set-aside 5% of units for HH’s with incomes at or below 30% AMI and give preference to Veterans, Disabled, and Elderly persons on the PHA waiting list if they satisfy requirements of management/operating plan (p. 13) • Projects must set aside 5% of units for households with incomes at or below 30% AMI (p. 13) <ul style="list-style-type: none"> ○ Up to 4 points for Extremely Low-Income Targeting: at least 5% but less than 10% of units serve HH’s (other than Permanent Supportive Housing)

	<p>with incomes at or below 30% AMI (4 pts); At least 5% and less than 10% of units serve PSH HH's with incomes at or below 20% AMI (3 pts) (Appx. A, p. 40)</p> <ul style="list-style-type: none"> ○ Up to 5 points for Very Low-Income Targeting: 20% of units (other than PSH) between 31-50% AMI (3 pts); 25% of units (other than PSH) between 31-50% AMI (4 pts); 35% of units (other than PSH) between 31-50% AMI (5 pts) (Appx. A, p. 40) ● All applicants that have units without rental assistance must indicate a commitment to accept Section 811 project based rental assistance or other LHC sponsored rental assistance for up to 10% of the total restricted units for the purpose of providing integrated housing opportunities to persons with disabilities (p. 13) ● Points awarded for additional accessible units above minimum requirements: 2 points for 15-20% of total units and 3 points if >20% of total units (Appx. A, p. 42)
ME	<ul style="list-style-type: none"> ● The Applicant must give an occupancy preference to eligible persons whose names are on a public housing or Section 8 waiting list, except for Projects: (i) financed by Rural Development, or (ii) with Section 8 Project-Based Rental Assistance (p. 11) ● 6 points if the Project provides a set-aside for at least 20%, but not less than 4 of the units for Persons Experiencing Homelessness or persons who have disabilities, are victims of domestic violence, or have other special housing needs, to create permanent supportive housing for persons who require that level of intervention within the special needs populations (p. 12) <ul style="list-style-type: none"> ○ 1 point for each unit that exceeds the minimum number of such units as required by applicable federal and state accessibility laws, and meets the requirements for a type A unit under ANSI Standard A117.1-2009 (p. 13)
MA	<ul style="list-style-type: none"> ● All projects must reserve 13% of units for extremely low-income persons (< 30%) AMI (p. 36) ● 3 points to projects that commit to renting >15% of all units to households ≤ 30% AMI (p. 51) ● Up to 8 points to projects that offer no more than 15% of all units for persons with disabilities. Points only awarded if the project design, amenity package, and services are appropriate (p. 49) <ul style="list-style-type: none"> ○ Up to 6 points to projects with enhanced accessibility features (p. 53) ● Up to 8 points to projects that offer at least 20% of all units for special needs populations (including, but not limited to, homeless, veterans, frail elderly, etc). Points awarded only if the project design, amenity package, and services are appropriate (p. 49)
MD	<ul style="list-style-type: none"> ● All projects must establish a priority for households on waiting lists for public housing or other federal or State assisted low-income housing. The applicant must demonstrate that the entity maintaining the waiting list is willing to refer tenants to the projects (GUIDE, p. 22) ● A project will receive 5 points if at least 10% of the income-restricted units in the project will be income-restricted at 30% or below for the compliance period (GUIDE, p. 64)

	<ul style="list-style-type: none"> • All projects, regardless of the source of funds, must ensure that persons with physical disabilities have priority for occupancy of any units qualified under the Uniform Federal Accessibility Standards (UFAS). To ensure that persons with disabilities who require the features of a UFAS unit receive priority for UFAS qualified housing, when a UFAS unit becomes available, it must be offered first to a prospective tenant whose disabilities require such a unit even if other applicants who do not require accessible units have higher placement on the general waiting list (GUIDE, p. 24-25) • DHCD will award points for projects that set aside up to 20% of the affordable units in a project for targeted populations (persons with disabilities, persons with special needs, persons experiencing homelessness, youth aging out of foster care, survivors of crimes, veterans, persons transitioning from a correctional facility or other state facility or institution, persons recovering from substance abuse disorder (GUIDE, p. 67)
MI	<ul style="list-style-type: none"> • Applicants must submit a written statement that 1) the development will give priority to persons whose names are on the appropriate Public Housing or Housing Choice voucher waiting lists maintained by a PHA in the area in which the project is located and 2) it will make ongoing efforts to request that the PHA make referrals to the project, or place the relevant project information on any listing the PHA makes available to persons on the waiting lists (p. 21) • Up to 20 points to projects that commit to restricting units to low-income tenants. Points encourage the use of PBRA. The lower rent targeting must be evenly distributed among bedroom type (Score Summary, p. 10) • 3 points to projects that commit to building 10% of the units within the development according to barrier free or fully adaptable barrier free standards (Score Summary p. 15) • PSH developments that dedicate a minimum of 25% of the total project units to serve households who meet the Category 1 Homeless definition and have a disability and/or households who meet the Category 4 Homeless definition and have a disability receive 4 points. Developments that dedicate at least 25% of the total project units to serving the most vulnerable populations with their PSH units: Projects that dedicate at least 25% (8 points) or at least 50% (12 points) of the total project units to HH's that meet the Category 1 or 4 Homeless definition AND meet the chronically Homeless definition and/or are referred from the Data Match list and/or are in the top 10% of the local Continuum of Care's prioritized list scoring HH's (Option 2)(p. 29 Score Summary)
MN	<ul style="list-style-type: none"> • 7-32 points possible for projects that set aside and rent to High Priority Homeless who are households prioritized for permanent supportive housing by the Coordinated Entry System. More points awarded for a higher percentage of units set aside in the project for targeted populations (Self Score Worksheet p. 9) • Up to 20 points possible for projects that reserve units that have rents affordable to HHs whose incomes do not exceed 30% or 50% of median income without rental assistance (Self-Score Worksheet p. 19)

	<ul style="list-style-type: none"> Up to 26 points to projects that have entered into a fully executed binding agreement with the governing body for project based rental assistance which is effectively project-based by written contract or for project-based vouchers. New or transferred federal rental assistance contracts that were executed within the past 15 years are eligible towards meeting required Rental Assistance percentages (Self-Score Worksheet p. 17-19)
MS	<ul style="list-style-type: none"> Developments receiving tax credits must commit to providing housing for persons on public housing waiting lists, or those in jurisdictions where there is no housing authority, for persons on waiting lists for other affordable housing developments. The application package must include a signed written statement from the Applicant stating it will inform the local PHA of vacancies and give priority to households on PHA waiting lists who apply for occupancy (p. 11) 5 points will be awarded to developments that set aside at least 15% of the total units for persons whose income does not exceed 30% of the AMI 13 points will be awarded to developments that set aside a minimum of 7% but no more than 20% of the total development units for persons targeted by the Mississippi Affirmative Olmstead Initiative (p. 70)
MO	<ul style="list-style-type: none"> Family developments proposed in opportunity areas are required to include an affirmative marketing plan that proactively reaches out to families currently living in census tracts where the poverty rate exceeds 40% (p. 19) Developments that target a percentage of units to lower income households will be awarded up to 10 points. Point award varies based on MSA/county -- additional points are progressively awarded for percentage of units at 50%, 40%, and 30% AMI (p. 24) All developments with 12+ units must have ≥ 5% of units designed in compliance with one of the nationally recognized standards for accessibility to wheelchair users and an additional 2% of the units usable by those with hearing or visual impairments; all new construction projects must be designed and constructed in accordance with universal design principles (p. 4) Developments that qualify for the Set-Aside Preference and commit to setting aside 15% or more of the units for permanent supportive housing and/or vulnerable population tenants will receive 5 points (p. 25) Projects that qualify for PSH, Vulnerable Populations, and Independence Enabling development types receive 45 points (p. 23)
MT	<ul style="list-style-type: none"> Under Tenant Populations with Special Housing Needs, an Applicant for a family project is in compliance if the application commits to targeting at least 10% of its unit to meet Section 504 fully accessible requirements and/or as PSH for persons with disabilities (p. 18) 10 points if an Applicant commits to targeting 10% of its units to veterans, victims of domestic violence, or youth aging out of foster care (p. 18)
NE	<ul style="list-style-type: none"> 1 point if the development owner has entered into an agreement with the local PHA to consider households from the PHA waiting list as potential tenants (App, p. 24) 2 points for partnering with a PHA that has committed to providing new project-based rental assistance. The project based rental assistance commitment from the

	<p>Housing Authority must be for at least 25% or more of the total units in the development and the length must be for a minimum of 15 years (App, p. 28)</p> <ul style="list-style-type: none"> • 1 point if the development includes units that target low-income families with children, with at least 10% of the LIHTC units being four-bedrooms or larger (App, p. 23) • 3 points will be awarded if at least 10% of the total units in the development have a targeted gross rent level that is affordable to households whose income level is at or below 40% of the applicable AMI (App, p. 43) • 2 points will be awarded if at least 40% of the total units in the development have a targeted gross rent level that is affordable to households whose income level is at or below 50% of the applicable AMI (App, p. 43)
NV	<ul style="list-style-type: none"> • Up to 6 points for rent targeting at lower rent income level percentage (<40%) (p. 27) • 2 points for a signed letter agreeing to restrict rents/and incomes to not exceed the 50% limit for all LIHTC units (p. 27) • 3 points for projects exceeding the 5% & 2% requirement by making 21% of units (15% mobility /6% A-V) adaptable/accessible (p. 22) • 2 points for projects including grab bars at all bathtubs and showers in all apartments specified for handicapped use (p. 22) • Under the housing for special needs category, at least 20% of units must serve special needs populations (p. 8) • NHD will award 1 point for providing a preference of a minimum of 10% of the total number of restricted and unrestricted units targeted for households in which at least one household member is a Veteran (p. 20)
NH	<ul style="list-style-type: none"> • Sponsors must commit in writing that, prior to occupancy, the sponsor will provide written notice to the local PHA with authority over the project location (or, where there is no local Public Housing Authority, the Section 8 Administrator for the State of New Hampshire) that the project will accept tenant-based vouchers (p. 11) • 5 points if greater than or equal to 20% of the total number of units are reserved for very low income (\leq 50% AMI) (p. 12) <ul style="list-style-type: none"> ○ 5 points if greater than or equal to 10% but fewer than 100% of the total number of units are reserved for extremely low income (\leq30% AMI) (p. 12) • Developers committing units for individuals with disabilities and agreeing to enter into an 811 Project Rental Assistance contract upon construction completion: 5 points for projects committing 10%, or 2 units, whichever is greater, of the total units; OR 7 points for projects committing 25% of the total units (p. 14-15) • 2 points for new construction projects that design and construct a minimum of 15% of the total units as fully accessible units (p. 21) • Supportive Housing: <ul style="list-style-type: none"> ○ 25 points for general occupancy projects only serving homeless or Veterans: Each and every household must be homeless or at imminent risk of homelessness immediately prior to tenancy or include a veteran, have unstable housing, and be identified as needing services to maintain housing; OR

	<ul style="list-style-type: none"> ○ 20 points for both age-restricted and general occupancy projects: Greater than or equal to 10% up to 25% of all units are reserved for households that include a household member who has an intellectual or physical disability, severe mental illness (must also participate in the 811 program – general occupancy projects only), a veteran, or is homeless or at imminent risk of homelessness immediately prior to tenancy and be identified as needing services to maintain housing (p. 13)
NJ	<ul style="list-style-type: none"> ● A project shall receive 2 points if the project utilizes public housing waiting lists (p. 45) ● Projects that rent 5 units or 5% of the total project units, whichever is greater, to individuals with disabilities who are leaving institutions under the decision in <i>Olmstead</i>, or individuals with disabilities who are at risk of institutionalization shall receive 2 points (p. 55) ● Projects that rent 5 units or 5% of the total project units, whichever is greater, to individuals or families who are homeless shall receive 3 points (p. 54)
NM	<ul style="list-style-type: none"> ● 2 points for Projects providing a commitment to market the Units to households listed on public or Indian housing agency waiting lists (p.17) ● Projects that rent 5 units or 5% of the total project units, whichever is greater, to individuals or families who are homeless shall receive 3 points (p. 54)
NY	<ul style="list-style-type: none"> ● Up to 7 points to projects targeting individuals with children. Scored on the ratio of bedrooms to units in a project serving households with children and whether the project is a housing opportunity project or advances a neighborhood specific revitalization plan (p. 17) ● At least 10% of Housing Opportunity Project Units must be targeted to and serve HHs at or below 30% AMI (RFP, p. 10) ● Up to 5 points for fully accessible and adapted, move-in ready units (p. 16-17) ● 5 points to projects serving persons with special needs.** Scored if the project will give preference in tenant selection to persons with special needs, with priority being given to such persons who have served in the armed forces of the United States for a period of at least 6 months and have been thereafter discharged or released therefrom under conditions other than dishonorable, for at least 15 % of the LIHTC-assisted units and whether the persons with special needs will be served by supportive services as evidenced by a comprehensive service plan and an agreement or commitment in writing with an experienced service provider (p. 17) ● Empire State Supportive Housing Initiative (ESSHI) Projects, Supportive Housing Projects, and NYCHA Seniors First Projects are each set-aside categories. ESSHI and Supportive Housing projects must give preference in tenant selection to persons with special needs for at least 50% of the project units (RFP, p. 13). NYCHA Seniors First Projects must be 100% affordable (RFP, p. 15)
NYC	<ul style="list-style-type: none"> ● 1 point awarded based on whether the sponsor has committed in writing to the Agency to designate at least 20% of the low-income units in which special priority will be given to households on the waiting list for public housing (p. 17-18) ● Up to 4 points for projects that set aside 35% or more of units for Special Needs groups⁷⁹ and provide evidence of adequate provision of support services for the

	<p>intended population by including a letter of interest from a social service agency stating that the agency has reviewed the project and determined that the applicant will be eligible for operating subsidies and/or supportive housing services through the agency. 1 additional point if sponsors have previous experience in this type of housing or service delivery (p. 17)</p>
NC	<ul style="list-style-type: none"> • All new construction projects must have at least 24 qualified low-income units (p. 20) • 5% of all units in new construction must meet the accessibility standards as defined in Appendix B. These units are in addition to mobility impaired units required by federal and state law (p. 21) • All projects will be required to target 10% of the total units to persons with disabilities and persons who are homeless. Projects with federal project-based rental assistance must target at least 5 units regardless of size (p. 21)
ND	<ul style="list-style-type: none"> • The application package must include a signed written commitment from the Applicant to inform the PHA of vacancies and to give priority to households on PHA waiting lists who apply for occupancy (p. 6) • Up to 10 points for projects which are committed to supporting tenants with special needs affecting their long-term housing stability and which create an environment that encourages and provides service coordination (p. 9)
OH	<ul style="list-style-type: none"> • Up to 10 points for ELI Targeting—Developments that will commit to the following minimum percentage of all affordable units being occupied by and affordable to households at or below 30% AMI: 20% in Central City; 15% in Metro/Suburban; 10% in Rural (p. 35) • Applicants will commit at least 10% or five units in the proposed development to participation in the Section 811 Project Rental Assistance Program upon OHFA request (p. 25)
OK	<ul style="list-style-type: none"> • Applicants will commit at least 10% or five units in the proposed development to participation in the Section 811 Project Rental Assistance Program upon OHFA request (p. 25) • Up to 5 points for Income Targeting. Applications will be evaluated to the extent the Development targets Lower-Income populations with AHTCs. Income targeting points will be awarded based on the percentage of total AHTC units targeted to persons at or below the targeted AMI to the total number of AHTC units (excluding any employee unit(s)) in the Development. The number of units is to be rounded up to nearest whole number <ul style="list-style-type: none"> ○ At least 40% at or below 50% AMI; OR ○ At least 10% at or below 30% AMI (p. 24) • 5 points if the Applicant dedicates at least a minimum 10% of the total residential units for Targeted Populations (Homeless, persons with mental or physical disabilities, Veterans, or Youth aging out of Foster Care (p. 29)
OR	<ul style="list-style-type: none"> • QCSO requirement to target populations "least likely to apply" references marketing materials in other languages for limited English proficient individuals (p. 12)

	<ul style="list-style-type: none"> • 1 point to projects with an established commitment to marketing to public housing waitlists (p. 40, 47) • Up to 4 points for including targeting of special needs populations (broadly defined) in 10-25% or more of the total affordable units (p. 36) • [Preservation projects only] Vulnerable Tenant Displacement: Up to 15 points, scaled scoring, for the percentage of the Project occupied by vulnerable population (frail elderly, disabled, large families, special needs populations, service dependent) who would face hardships from relocation, are extremely low income, and have PBA (p. 45)
PA	<ul style="list-style-type: none"> • Applications must demonstrate that the housing needs of local public housing waiting lists have been met. Applicants may meet this requirement by providing either: (1) a current letter from the local public housing authority stating how the development is specifically meeting the housing needs of residents on the public housing waiting list; (2) a copy of the comprehensive plan outlining the current local public housing authority waiting list and evidence that the development will meet such resident needs; or (3) evidence of receipt of mailing to the local public housing authority prior to the date of the Tax Credit Application a letter which evidences the commitment of the developer to work cooperatively to meet the needs of persons on the local public housing waiting list (p. 18) • 10 points may be awarded to developments where the developer agrees to provide twice as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development (p. 40) • The agency will reserve Competitive 9% Tax Credits to, at a minimum, 2 developments in each Pool which promote supportive housing opportunities to targeted populations including persons who are homeless, non-homeless households requiring supportive services including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; persons diagnosed with HIV/AIDS and related diseases; persons being released from incarceration, and other special populations approved by the Agency on a case by case basis. (p. 28-29)
RI	<ul style="list-style-type: none"> • Federally assisted recipients are required to make reasonable efforts to provide language assistance to ensure meaningful access for LEP persons to the recipient's programs and activities. To do this, the recipient should: 1) conduct the four-factor analysis, 2) develop a language access plan and 3) provide appropriate language assistance (p. 24) • Prior to occupancy, sponsors must commit in writing that they will provide written notice to the jurisdictional Public Housing Authority committing to the acceptance of tenant-based vouchers (p. 18-19)
SC	<ul style="list-style-type: none"> • All developments must serve individuals on Public Housing agency waitlists. After award, the Owner must send a letter to the PHA confirming it intends to serve individuals on the PHA waiting lists (p. 11) • 5 points for agreeing to target 10% of the total units to persons with disabilities and either: designating such units as affordable to and occupied by 20% AMI, or

	<p>securing a commitment of federal project-based rent assistance (converting vouchers) (p. 28)</p>
SD	<ul style="list-style-type: none"> • Up to 10 points for a proposal which provides a written commitment to notify local public housing agencies of vacancies and give priority to households on waiting lists of those agencies (p. 31) • Applications must include certification from the applicant that the local PHA has been notified of the proposed project in their service area. The certification must also give priority to households on the PHA waiting list in order to obtain points under D1 (p. 34) • Up to 75 points for Deep Income Targeting: To receive points for deep income targeting, a project must set the following rent limits for each target AMI in addition to the 20% FMR requirement: <ul style="list-style-type: none"> ○ 25 points: A proposal which elects to set aside an additional 10% of the rent restricted units for households not exceeding 50% of AMI ○ 25 points: a proposal which elects to set aside an additional 7% of the rent restricted units for households not exceeding 40% of the AMI ○ 25 points: A proposal which elects to set aside an additional 3% of the rent restricted units for households not exceeding 30% of the AMI (p. 26-27)
TN	<ul style="list-style-type: none"> • 1 point to developments which have marketing plans, lease-up plans, and operating policies and procedures which will give a priority to persons on current Public Housing waiting lists or who have been approved for an HCV pending identification of a unit (p. 41, 50)
TX	<ul style="list-style-type: none"> • 3.5 points for hours of weekly classes on site (including ESL classes) (p.111) • Developments may receive up to 3 points by serving Residents with Special Housing Needs—Commit 5% of total units to Residents with Special Housing Need (2 pts); If committing 5% of units, committing an additional 2% to referrals from local Continuum of Care or local homeless service providers (1 pt); 1 point if development is located in a county with pop. between 1-4 million, within two miles of a veteran's hospital, veteran's affairs medical center, or veteran's affairs health care center, and agrees to provide preference to low-income veterans (p. 62)
UT	<ul style="list-style-type: none"> • Up to 10 points for service to tenants with public housing assistance. Applicant must provide a MOU between the applicant and the local PHA indicating willingness to accept tenant applications under the applicable program and restrictions, for those units not otherwise restricted under a project based rental assistant program such as Section 8 or USDA Section 515 (p. 63) • Up to 10 points for providing fully accessible units (2 points per unit). All multifamily housing is required to construct a minimum of 5% of its dwelling units as fully accessible. Points are awarded for the number of units above and over the 5% requirement (p. 61) • Up to 60 points for lower income targeting. Projects will receive no points for units above the 50% AMI level: <ul style="list-style-type: none"> ○ Mid Rent Range (40-45% AMI) maximum 60 points when targeting 60% of the restricted units

	<ul style="list-style-type: none"> ○ Low Rent Range (< 40% AMI) maximum 20 points for targeting 20% of the restricted units ○ Upper Rent Range (45-50% AMI), maximum of 20 points for 20% of the total restricted units on a scale from 0%-20% ○ Homeless units below 25% AMI score points in addition to points earned under this section (p. 52) ● Up to 10 points for providing low-income units to the following populations: Persons with disabilities, domestic violence, maturing foster children, refugees, veterans, other special needs units with written pre-approval by UHC (p. 62) ● Up to 10 points for projects that provide at least one unit at or below 25% AMI for homeless or chronically homeless persons. Evidence of contractual participation by a Nonprofit or government social Service Provider for referral of clients is required (p. 62)
VT	<ul style="list-style-type: none"> ● Up to 4 checkmarks for providing at least 25% of the units as “Housing with Services” for the homeless or those at risk of homelessness. “At risk of homelessness” defined as an individual or family at or below 30% of AMI. (p. 18) ● Up to 3 checkmarks for projects with 20-25% of units at or below 30% of AMI (p. 19) ● All projects and units are required to meet the Universal Design Policy in addition to the Vermont Access Rules for being “adaptable” and “visitable” (p. 15)
VA	<ul style="list-style-type: none"> ● 5 points for commitment by the applicant for any development without Section 8 project-based assistance to give leasing preference to individuals with families: <ul style="list-style-type: none"> ○ On public housing waiting lists maintained by the local housing authority operating in the locality in which the proposed development is to be located and notification of the availability of such units to the local housing authority by the applicant or ○ On Section 8 waiting lists maintained by the local or nearest Section 8 administrator for the locality in which the proposed development is to be located and notification of the availability of such units to the local Section 8 administrator by the applicant (p. 13) ● Each applicant shall commit in the application to provide, unless prohibited by an applicable federal subsidy program, a leasing preference to individuals having a voucher or other binding commitment for rental assistance from the Commonwealth (p. 9) ● Up to 30 points for commitment by the applicant to give a leasing preference to individuals and families with children in developments that will have no more than 20% of its units with one bedroom or less (15 points, plus 0.75 points for each percent of low-income units in the development with three or more bedrooms, up to an additional 15 points) (p. 17) ● 20 points for any development in which 10% of the units: <ul style="list-style-type: none"> ○ Conform to HUD regulations interpreting the accessibility requirements of § 504 of the Rehabilitation Act; AND ○ Are actively marketed to persons with disability as defined by the FHA (p. 16)

<p>WA</p>	<ul style="list-style-type: none"> ● The Applicant must submit a copy of a written letter committing to notify the public housing authority of the availability of low-income units. In the commitment letter, the Applicant must: <ul style="list-style-type: none"> ○ 1) identify the location, the planned number of low-income housing units, the target population and the expected placed-in-service date for the proposed project; ○ 2) agree to notify the public housing authority or other such agency, in writing, of the availability of low-income housing units at least 60 days before the placed-in-service date of each building in the project; ○ 3) agree to notify the public housing authority or other such agency, in writing and at least once a year, of the ongoing availability of low-income housing units; and ○ 4) encourage the public housing authority or such other agency to make the above notices available in any way it deems appropriate to those people on a waiting list for public housing programs (p. 38 Policies) ● Up to 35 points for projects providing ≥75% of total units as Supportive Housing for the Homeless OR up to 20 points for projects that select 2 of the following: Provide ≥20% of units as Housing for Farmworkers; Provide ≥20% of units as Housing for Large Households (F1); Provide ≥20% of units as Housing for Persons with Disabilities (also O1); Provide ≥20% of units as Housing for the Homeless; Provide an Elderly Housing Project (p. 55-6 Policies)
<p>WV</p>	<ul style="list-style-type: none"> ● 25 points will be awarded to an Applicant that submits a fully executed and witnessed commitment to utilize the Applicable PHA’s waiting list which is a written commitment with the appropriate PHA to utilize such PHA’s waiting list and to target the persons appearing on that waiting list to occupy all vacant low-income units in the property on an on-going basis (p. 61) ● 20 points will be awarded to an Applicant that commits to target for occupancy one or both of the Applicant-selected tenant populations listed below for at least 25% of the residential rental units in the property. The units in the property should be designated and suitable for the targeted occupancy populations: <ul style="list-style-type: none"> ○ Large family – a family unit consisting of one or more adult members having legal custody of three or more dependent children, each of whom is age eighteen or younger or a full-time student ○ Single Parent Family – a family unit consisting of only one adult member having legal custody of one or more dependent children, each of whom is age eighteen or younger or a full-time student (p. 60) ● 20 points will be awarded to an Applicant that commits to target for occupancy one or a combination of more than one of the Applicant-selected tenant populations listed below for at least 25% of the residential rental units in the property. The units in the property should be designed and suitable for the targeted occupancy populations. Tenants populations with special housing needs are as follows: Homeless, Displaced, Elderly, Handicapped, Disabled Veteran (p. 59-60)
<p>WI</p>	<ul style="list-style-type: none"> ● Supportive Housing set-aside requires firm commitments for rental subsidy for a minimum 25% of the total development units from a public housing authority or

	<p>government entity having such authority, and must clearly state support of the project. Examples include Section 8 vouchers (p. 7)</p> <ul style="list-style-type: none">• 12.5% supportive housing set-aside for developments intending to provide supportive services in at least 25% of the units for individuals and families who are chronically homeless or prone to homelessness and who require access to supportive services to maintain housing (p. 7)
WY	<ul style="list-style-type: none">• Preference for prospective tenants must be given to households on public housing waiting lists (p. 45)