



QRRP SELF-SCORING WORKSHEET SUMMARY OF POINTS

Project Name:

Meeting Date:

Issuer:

<u>Points Criteria</u>	Maximum Points for Non-Mixed Income Projects	Maximum Points for Mixed Income Projects	Points Scored
1. Preservation Project CDLAC Regulations § 5230 (b) <i>If points received for Preservation Project, NO POINTS can be given for Section E, "Exceeding Minimum Rent Restrictions"</i>	20	20	
<p>_____ 10 points</p> <p>The Project:</p> <p>_____ is subject to a local, state, or federal rental or operating assistance contract</p> <p><u>OR</u></p> <p>_____ continues the rental structure prescribed by an expired residential rental agreement</p> <p>_____ 10 additional points</p> <p>_____ Rents for each Restricted Rental Unit type are 20% below average of market comparable rents (as demonstrated by affordability matrix for each unit type)</p> <p><u>OR</u></p> <p>_____ Rents are limited in at least 50% of the tenant units to no more than 30% of each such unit's tenants income as a result of the Project's receipt of state or federal rental assistance or a state, federal, or local operating subsidy</p>			

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2. Exceeding Minimum Income Restrictions CDLAC Regulations § 5230 (c)	35	15	
<p><i>Use 2 decimal places in the calculations below, rounding only the final score.</i></p> <p># of Total Units (excluding manager units):</p> <p># of Units @ 50% AMI: _____ = _____ % of total units.</p> <p># of Units @ 60% AMI: _____ = _____ % of total units.</p> <p>Total Units @ 50% & 60% AMI: _____ = _____ % of total units.</p>			
<p><u>Non-Mixed Income Project</u></p> <p>7 points (x) _____ each 10% increment of restriction @ 50% AMI= _____ points</p> <p>2 points (x) _____ each 10% increment of restriction @ 60% AMI= _____ points</p> <p><i>Total Non-Mixed Income Project Points rounded to whole number =</i></p>			
<p><u>Mixed Income Project</u></p> <p>3 points (x) _____ each 10% increment of restriction @ 50% AMI= _____ points</p> <p>0.5 points (x) _____ each 10% increment of restriction @ 60% AMI= _____ points</p> <p><i>Total Mixed Income Project Points rounded to whole number =</i></p>			

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3. Exceeding Minimum Rent Restrictions CDLAC Regulations § 5230 (e) <i>(If points received in Section A for Preservation Project, NO POINTS can be given in this section)</i>	10	10	

Market Study Data

Each Unit Type within the project must meet the 20% below market criterion in order to receive points. If one of the unit types within the project is not 20% below market, the project does not receive points.

One (1) point will be awarded for each percentage point the highest rental rate of each Restricted Rental Unit type (defined by bedroom count) is more than twenty percent (20%) below the average adjusted rental rates of comparable units as demonstrated by each applicable Rent Comparability Matrix.

TYPE	PROJECT	MARKET	% BELOW MARKET
(Data from Attachment R)			
SRO			
1BR			
2BR			
3BR			
4BR			
5BR			
TOTAL AVERAGE OF % BELOW MARKET			

Average of % Below Market _____ - 20 = _____ Points (Total points-rounded to one-tenth decimal place) (10 points maximum)

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4. Gross Rents CDLAC Regulations § 5230 (d)(1)	5	5	
<p>The Project will utilize Gross Rents to define Restricted Rental Units as evidenced by one of the following:</p> <p style="margin-left: 40px;">A letter from the local public housing agency that includes a current utility allowance schedule, certifying that the proposed Project is within its jurisdiction and itemizes the components of the utility allowance schedule applicable to the project; or</p> <p style="margin-left: 40px;">For projects subject to a HUD Section 8 HAP Program, the utility allowance included in a HUD rent schedule that specifically identifies the Project.</p> <p>If a Project is to be substantially retrofitted for energy conservation, or will be newly constructed with substantial energy conservation, the Applicant may submit revised utility allowances based on the projected reduction in utility costs validated by either of the following:</p> <p style="margin-left: 40px;">A letter from the public utility or housing authority having jurisdiction over the Project that validates the revised utility allowances based on the proposed use of energy conservation materials; or a current utility allowance estimate consistent with 26 CFR section 1.42-10.</p>			
E. Large Family Units CDLAC Regulation § 5230 (g)	5	5	
<p>At least 25% of the Restricted Rental Units must be three-bedroom or larger units.</p> <p># of 3+ bedroom Restricted Rental Units: _____</p> <p># of Restricted Rental Units: _____</p> <p>% of 3+ bedroom Restricted Rental Units: _____</p>			

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F. New Construction/Adaptive Re-Use or Substantial Renovation CDLAC Regulation § 5230 (m)	10	10	
G. Leveraging CDLAC Regulation § 5230 (h)	10	10	

Total development costs: _____

Less Developer Fee: _____

Net Development Total (NDT): _____

Use 1 decimal place in the calculations below (round to one-tenth decimal place).

Public Funds

Amount of committed public funds: _____ % of NDT: _____

1 point (x) _____ % of the NDT = _____ Public Funds points.

Taxable Debt

Amount of taxable debt: _____ % of NDT: _____

.5 point (x) _____ % of the NDT = _____ Taxable Debt points.

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H. Community Revitalization Area CDLAC Regulation § 5230 (i)	5	5	
<p>Documentation showing that the Project is/will be located in Any Qualified Census Tract or equivalent geographic area defined by the Census Bureau in which at least 50% of the households have an income of less than 60% AMI; or a Federal Promise Zone.</p> <p><u>AND</u></p> <p>A letter from a local government official demonstrating that the development will contribute to a concerted Community Revitalization Plan and that delineates the community revitalization efforts, including but not limited to:</p> <ul style="list-style-type: none">• community enhancement services;• funds expended/committed to improve community infrastructure;• projects completed within the past 3 years, that are underway or are committed to be completed that contribute to community revitalization; and• a description of how the project would contribute to the community's revitalization			

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I. Site Amenities			
CDLAC Regulation § 5230 (j)	10	10	
<p>2.5 points - Within ½ mile of a park or recreational facility.</p> <p>2.5 points - Within ½ mile (1 mile for rural projects) of a grocery store of at least 25,000 gross interior square feet, or ¼ mile (½ mile for rural projects) of a neighborhood market of at least 5,000 gross interior feet; <i>(Required Evidence to get points: a signed letter from a county assessor or city planner for that jurisdiction certifying the square footage of the grocery store, or a letter from the store manager on the store's letterhead, or a letter from the Project's architect. The letter must state the square footage of the store and must at minimum provide, food staples, fresh meats and/or poultry, dairy products, and produce, as well as other personal and household products and sundries. Required Evidence provided?</i> _____ Yes _____ No.</p> <p>2.5 points - Within ¼ mile of a public elementary school; ½ mile of a public middle school, or 1 mile of a public high school (additional ½ mile for rural projects). <i>(Required Evidence to get points: a signed letter from the school district with the appropriate Project address stating said address is within the boundaries of the school, or documentation from an internet-based school locator tool. Senior projects are not eligible for these points Required Evidence provided? _____ Yes _____ No.</i></p> <p>2.5 points - Within ½ mile (1 mile for rural projects) of a medical clinic, 1 mile of a hospital (1.5 miles for rural projects, or 1/2 mile of a pharmacy (1 mile for rural projects).</p> <p>2.5 points – Within ½ mile of a public library.</p> <p>2.5 points – High-speed internet or wireless “WiFi” service free of charge.</p>			

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I. Site Amenities (Continued)			
CDLAC Regulation § 5230 (j)	10	10	
<p>A. 2.5 points for one of the following:</p> <p style="padding-left: 40px;">The proposed Project is located within:</p> <p style="padding-left: 40px;">(1) one-third (1/3) mile of a Public Transit Corridor a transit station, rail station, commuter rail station, bus station or bus stop; or <i>Required Evidence to get points: Must provide a Transit Schedule and Scaled for distance map. Required Evidence provided? _____ Yes _____ No</i></p> <p style="padding-left: 40px;">(2) one-half (1/2) mile of a High Quality Transit stop or station; or <i>Additional points for projects eligible for transit amenity points that will provide residents with monthly passes for the transit amenity at no more than half of retail cost on a first- come-first-served basis for at least 15 years.</i></p> <p style="padding-left: 40px;">(3) the proposed Project is a Rural Project as defined in Section 5000 of the CDLAC Regulations and is using a van or dial-a-ride service due to the lack of a public transportation system available in that Rural Area.</p> <p>B. Projects eligible for Transit Corridor, High Quality Transit or van/dial-a-ride service points under Section 5320(j)(2)(A)(1) or (2) will receive additional points for committing to provide to residents monthly passes for the transit amenity for which the project received points at no cost or priced at no more than half of retail cost. Passes shall be made available on a first-come, first-served basis to all tenants of rent-restricted units for at least 15 years:</p> <p style="padding-left: 40px;">(1) 3 points for at least one pass per rent-restricted unit; or</p> <p style="padding-left: 40px;">(2) 1.5 points for at least one pass per each 2 Rent-Restricted units.</p>			

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J. Service Amenities CDLAC Regulation § 5230 (I)	10	10	
<p>5 points - After school program (<i>at least 10 hours weekly</i>).</p> <p>5 points - Instructor-led educational, health and wellness or skill-building classes. <i>(Required Evidence to get points: Must provide a MOU/Service Contract/Written Agreement from service provider including but not limited to: Name and address of Service Provider, name of project, location of services to be provided (within 1½ mile of the project), description of services to be provided, annual number of hours provided (not less than 84 hours per year), and must be free of charge to tenants. Required Evidence provided? _____ Yes _____ No.</i></p> <p>5 points – Licensed childcare (<i>20 or more hours weekly</i>).</p> <p>5 points – Individualized health and wellness services and programs. <i>(Required Evidence to get points: Must provide a MOU/Service Contract/Written Agreement from service provider including but not limited to: Name of provider, name of project, type of services to be provided, confirmation that the services and programs will be provided on an individual tenant basis (not group classes), confirmation that the services provided will be provided for a minimum of 100 hours per year and that services will be free of charge to tenants. Required Evidence provided? _____ Yes _____ No.</i></p> <p>5 points – Bona fide service coordinator/social worker. <i>(Required Evidence to get points: Must provide a MOU/Service Contract/Written Agreement from service provider including but not limited to: Name of provider, name of project, duties of coordinator/social worker, annual number of hours of service to be provided, a budget to pay for the coordinator/social worker, type of services to be provided, and must be free of charge to tenants. Required Evidence provided? _____ Yes _____ No.</i></p>			

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K. Sustainable Methods			
CDLAC Regulation § 5230 (k)	10	10	

A. New Construction/Adaptive Reuse Programs:

Energy Efficiency Certification (5 points)	Check Here
Leadership in Energy & Environmental Design (LEED)	
GreenPoint Rated Program (GPR)	
Passive House Institute US (PHIUS)	
Passive House	
Living Building Challenge	
National Green Building Standard ICC/ASRAE-700 or higher rating	
Green Communities	
1 point: WELL (when not combined with a program above)	

B. New Construction/Adaptive Reuse Energy Efficiency

1. Energy efficiency beyond the requirements in Title 24, Part 6, of the California Building Code

Percentage Better Than 2016 Standards		Check Here
7 percent	3 points	
12 percent	5 points	

2. Energy Efficiency with renewable energy

Offset of Tenants' Load		Check Here
20 percent	3 points for Low-Rise/4 points for High Rise	
30 percent	4 points for Low-Rise/5 points for High Rise	
40 percent	5 points for Low-Rise only	

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K. Sustainable Methods (Continued)			
CDLAC Regulation § 5230 (k)	10	10	

C. Rehabilitation

1. Rehabilitation programs:

Energy Efficiency Certification	Check Here
Leadership in Energy & Environmental Design (LEED)	
GreenPoint Rated Program (GPR)	
Passive House Institute US (PHIUS)	
Passive House	
Living Building Challenge	
National Green Building Standard ICC/ASRAE-700 or higher rating	
2011 Enterprise Green Communities	

2. Energy Efficiency with renewable energy

Improvement Over Current	Check Here
15%	3 points
20%	5 points

**In order to receive point from #2 (Energy Efficiency with renewable energy) a least one selection has to be made from #1 (Rehabilitation programs)*

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K. Sustainable Methods (Continued)			
CDLAC Regulation § 5230 (k)	10	10	

D. Additional Points for Rehabilitation Projects:

2 points (Photovoltaic Generation or Solar Energy)	Check only 1 box for items I - III
I. The Project will include photovoltaic (PV) generation that offsets 30% of tenants loads; or	
II. PV that offsets either 50% of common area load (if the combined available roof area of the project structures, including carports, is insufficient for provision of 50% of annual common area electricity use, then the project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area); or	
III. Solar hot water for all tenants who have individual water meters	

	Check Here
The Project will sub-meter centralized hot water systems for all tenants (2 points)	
The Project will implement sustainable building management practices that include: a. Development of a project-specific maintenance manual including b. replacement specifications and operating information of all energy and green building features; and Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate. (2 points)	

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K. Sustainable Methods (Continued)			
CDLAC Regulation § 5230 (k)	10	10	

E. Irrigation (5 points):

	Check Here
No Irrigation/Reclaimed, Greywater, Rainwater Irrigation	

F. Non-Smoking Policy (2 points):

	Check Here
Multi-building project having a least one non-smoking building	
Single building project having a policy prohibiting smoking in contiguous designated units	

G. Parking Ratio (2 points)

	Check Here
Parking Ratio equivalent to or less than 1 parking stall per single room occupancy or one-bedroom restricted rental unit and 1.5 parking stalls per two-bedroom or larger restricted rental unit.	

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L. Forgone Eligible Developer Fee CDLAC Regulation § 5230 (n)	10	10	
Eligible Developer Fee: \$ _____ Amt. of Forgone Fee: \$ _____ % of forgone fee (forgone / eligible): _____ % <i>(rounded to the nearest one-tenth decimal place)</i> _____ . _____ Total points = % of foregone fee x 1			
<u>COMPETITIVE APPLICATION PROCESS ONLY</u> M. Exceeding Minimum Term of Restriction CDLAC Regulation § 5230 (o)	10	10	
Projects that maintain the Qualified Project Period for longer than 30 years will be awarded two points for every 5 years of affordability beyond thirty 30 years. _____ 2 points – 35 years (5 additional years) _____ 4 points – 40 years (10 additional years) _____ 6 points – 45 years (15 additional years) _____ 8 points – 50 years (20 additional years) _____ 10 points – 55+ years (25+ additional years)			

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N. Negative Points From Previous Allocation Awards CDLAC Regulation § 5230 (k)	No Maximum	No Maximum	
<p><i>Deductions will be assessed against the Project Sponsor (general partner) and related parties.</i></p> <p>_____ -10 points - Each failure to utilize committed public funds or taxable debt for which points were granted; assessed for a period of two calendar years from the date on which the prior allocation was awarded.</p> <p>_____ -10 points - Each failure to issue bonds resulting in reversion of an entire allocation; assessed for a period of two succeeding years from the date on which the prior allocation was awarded.</p> <p>_____ -10 points - Each failure to spend bond proceeds in full, or in accordance with the terms and conditions of a Committee resolution; assessed for a period of three calendar years from the date of determination of the failure to spend proceeds.</p> <p>_____ -10 points – Each failure to comply with any provision of a Committee resolution; assessed for a period of three calendar years from the date of determination of non-compliance.</p> <p>_____ Negative points assessed by TCAC</p>			
TOTAL POINTS	Total Possible Points for Non-Mixed Income Project	Total Possible Points for Mixed Income Projects	Total Points Scored

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“As the Project Sponsor, I certify, that the (name of the project) will have the amenities check above and that these amenities are existing or proposed, and appropriate for the population being served.

I certify, that the project rehabilitation or construction will include sustainable building methods and energy efficiency as selected above in items A-G (Sustainable Methods) above. As the project sponsor, I have read the CDLAC Regulations Section 5230(k) (9) and will provide the necessary verification that the above items have been implemented as an attachment to the first Annual Certification of Compliance.”

**Signature of Project
Sponsor Officer**

Printed Name

Title

Date

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“As the licensed Project Architect, I certify as defined by Business & Professions Code Section 5536.26 that the project will be designed to be in compliance with items A-G (Sustainable Methods) above. Compliance with this requirement will be demonstrated by submission of the energy performance certificate and appropriate third party verification to CDLAC as an attachment to the first Certification of Compliance”

**Signature of Project
Architect**

**California License
Number**

Printed Name

Title

Date

“I am aware that the project sponsor is receiving sustainable building points as specified above in items A-G (Sustainable Methods)

**Signature of CDLAC
Applicant’s Senior Official**

Printed Name

Title

Date

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