

Tax Credit Review - 80 points minimum score		
Applicant-		
1. Requirements		
a. Pre-application meeting completed	Required	√
b. Ownership clear	Required	√
c. Feasible market analysis	Required	√
d. Financing in place	Required	√
e. Zoning and land use compliance	Required	√
f. Compliance with the Long-Range Master-Plan	Required	√
g. Acceptable Environmental and Site Impacts	Required	√
h. Qualified Development and Management Team	Required	√
i. Adequate Storm Shelter Requirements	Required	√
*Master-plan compliance - Master-plan compliance is required prior to the project start date; however, it is not required to advance the review to Commission.		
Is the developer in compliance with the Master-plan	___ Yes	___ No
Comment:		
2. Property Location		
	Max Pts.	Application
a. NRA area	3	
b. Conforms w/consolidated plan	3	
c. Need for housing in area	2	
d. Infill site	2	
e. Area part of designated development or planned area	2	
f. Qualified census tract	1	
g. CDBG low-mod census tract	1	
h1. Neighborhood retail (w/in one mile)	1	
h2. Parks/trails (w/in one mile)	1	
h3. Transit (w/in 1/2 mile)	1	
h4. Medical facilities (w/in 2 miles)	1	
h5. Employment centers (w/in 1 to 3 miles)	1 to 2	
h6. School impact	0	
Comment:		___ points
3. Development Provides Affordable Housing for Low Income		
	Max Pts.	Application
a. 20% of the units below 50%	4	
b. 40% of the units below 60%	3	
Comment:		___ points
4. Housing and Resident/Tenant Needs Characteristics		
	Max Pts.	Application
a. Prevents conversion to market rate or preserves units	5	
b. Preserves historic structures	3	
c. Funds of Demolition or Rehabilitation Program	1 to 4	
d. Minimal Impact to existing market	2 to 5	
e. Rehab of existing structures	5	
f. Rehab of blighted structures	5	
g. Promotes rehab of scatter site single-family	0 to 35	
h. Promotes rehab of family-unit complex	0 to 35	
i. Promotes rehab of alternative-use development	0 to 35	
j. Promotes rehab of mixed-use development	0 to 35	

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k. Promotes rehab of senior or assisted-living development	0 to 35	
l. Promotes new construction	5	
m. Promotes the removal of blighted structures	5	
n. Promotes new scatter site single-family development	0 to 35	
o. Promotes new mixed-use development	0 to 15	
p. Promotes new alternative-use development	0 to 35	
q. Promotes new family-unit complex development	0 to 35	
r. Promotes a senior or assisted-living mixed-income community	0 to 35	
s. Owner-occupied	3	
t. Units for larger families	1 to 3	
u. Minimal adverse impact upon public-assisted housing	5	
v. Set-aside units for persons w/special needs or transitional housing	1 to 2	
w. Provide residential support services	1 to 2	
Comment:		___ points
5. Financing Characteristics	Max Pts.	Application
a. Future maintenance and escrow plan	3	
b. Low percentage of soft costs	2	
c. Return part of income stream to community	1 to 2	
d. Strength of applicant	1 to 2	
e. Applicant not fully funded previously	1	
f. Leverages other local or federal funding	1	
g. Applicant is tax exempt	1	
h. Local, Minority and Women involvement		
1) LBE/MBE/WBE Subcontractors or Suppliers		
Tier 1	1	
2) LBE/MBE/WBE Subcontractors or Suppliers		
Tier 2	2	
Comment:		___ points
6. Planning and Development Standards	Max Pts.	Application
a. Design standards		
a1. Brick/stone construction (50% to 100%)	1 to 2	
a2. Landscaping exceeded by 35%	1	
a3. Balconies/patios in units	1	
a4. Carports or garages	1 to 3	
a5. Neo-traditional design	1	
a6. Building articulation	1	
Comment:		___ points
b. New or Rehabed Development Amenities for family-unit complex, scattered-site single-family, mixed-use, or alternative-use	Max Pts.	Application
b1. Swimming pool	1	
b2. Clubhouse/meeting rm./workout area & kitchen	1	
b3. Sports court	1	
b4. Trails (30'/unit) or connect to system	1	
b5. Play structure w/specific features	1	

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b6. Other amenities - Sand vball, grills and shelters, fishing basin, in unit washer/dryer, hot tub per 100 units, in-unit fireplace, large patio w/seating area	1 to 6	
Comment:		___ points
c. Development Amenities (Senior or Assisted living)	Max Pts.	Application
c1. Other amenities - beauty shop, rose garden, community garden, card tables	1 to 2	
c2. On-site nursing	2 to 4	
c3. Alzheimer's ward	1	
c4. Rehab. services	1	
Comment:		___ points
	Max Pts.	Application
d. Neighborhood Organization Support	2 to 5	
Comment:		___ points
	Max Pts.	Application
e. Attached or Detached Single-Family Development	1 to 3	
Comment:		___ points
7. Ownership	Max Pts.	Application
a. Wyandotte County local ownership	5	
Comment:		___ points
TOTAL POINTS		___