East 7th Street
Self Scoring Worksheet – Explanation of Points Claimed – 9% Scenario

Category & Explanation	Possible Points	Developer Claimed
Threshold		
2. New construction or Substantial Rehabilitation family projects that are not restricted to persons who are 55 years of age or older and in which, for the term of the extended use period (term of the Declaration), at least 75% of the total HTC units contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms;		
St. Paul Selection Priorities		
A. Increase Supply for those with Lowest Incomes		
1. Percentage of Housing units serving households at or below 30% AMI 17 of the 60 units (or 28.33%) of units are set aside for households at or below 30% AMI.	10 points	10
2. Percentage of Housing units serving households at or below 50% AMI All 60 units (or 100%) of units have rents affordable to households at or below 50% AMI.	6 points	6
3. Suitable housing combined with support services for homeless households. The project has set aside, and will serve 7 High Priority Homeless (HPH) households by providing housing with supportive services. Please see attached Permanent Supportive Housing narrative. The project has also set aside 7 units for People with Disabilities, who may also be experiencing homelessness. The rental assistance and services have been committed by Housing Support. See attached letter of commitment.	25 points	12
B. Preservation		
Not Applicable		
C. Healthy Communities, Wealth and Community Building		
1. Enhanced Services, Programming and Amenities (a) After school programming (b) Information and Referral Services (c) Playground Equipment (d) Community Room	8 points	7

	(e) Financial Capability programming – PPL provides financial literacy and counseling (f) Homeownership readiness – PPL provides homeownership counseling and also provides down payment assistance. PPL is a HUD-approved Local Housing Counseling Agency. See attached certificate. (g) Other (please describe): PPL Resident Services will be providing housing stability and eviction preventions services. The project will also be providing services geared to grand-families and multigenerational families living in the building.		
2.	Neighborhood support. Please see letters attached to application, from East Side Neighborhood Development Corporation (ESNDC), The East Side Area Business Association (ESABA) and Saint Paul Port Authority.	1 point	1
3.	Future Tenant Ownership. NA	5 points	0
4.	Non-Profit Status The Managing General Partner in the project will be a PPL entity. Please see proof of PPL's non-profit status attached with the application.	2 points	2
5.	Non-Smoking Please see attached smoke free policy for the project.	1 point	1
D.	**Fair Access to Housing**		
1.	Large sized Family Housing Units 42 of the 60 units (or 70%) have 3 or more bedrooms. The project contains a large number of 3 and 4 bedrooms and even added some 5 bedrooms based on feedback from the community.	15 points	15
2.	Transit a. Located in a planned BRT station area. The project is located in the Purple Line (formerly Rush Line) TOD area. Please see attached Metropolitan Council TOD map.	3 points	3

b. Located within 0.25 miles of high service Metro Transit bus route. The project is on the high service bus routes # 74, 61, 54. Since we can only claim points for either a or b, claiming 3 points for a.		
3. Senior Housing Although the project is targeting Multi-generational families including grandfamilies, the housing is not designed for just senior housing.	5 points	0
4. Equity and Cultural Integration PPL is committed to equitable development in all our projects and regularly partner with community members and groups during the development and design process. For this project we are partnering with Soul CDC. Soul will develop, own and manage the commercial space on first floor. Both housing and commercial spaces are envisioned to work for the local Eastside community. Please see attached a brief narrative and various reports.	10 points	10
5. Tenant Selection Plan The project will not have a Rental Deposit that will exceed 1 month's rent. The project will not deny rental application based solely on previous rental history and criminal background. PPL is fully committed to eviction prevention and only takes that route as a last resort.	4 points	4
E. Catalytic Development Sites		
Not applicable		
F. Innovative Approach and Financial Considerations		
1. No further subsidy The project does need additional subsidies from HRA in order to secure enough fund to finance the project. This largely due to escalating construction costs in the last couple of years.	5 points	0
2. Intermediary Costs	4 points	3

The project has $5,600,104 of intermediary soft costs which are 16.76% of the total project costs. Please see the Multifamily Workbook.		
3. Prior 9% HTC commitment The Board committed $444,089 in annual 2023 tax credits and $940,076 in 2024 annual tax credits.	10 points	10
4. Long Term Affordability c. The owner agrees to extend the long-term affordability of the project and maintain the duration of low-income use for a minimum of 50 years.	7 points	7
TOTAL		**91**