

Page	Section Title	PROPOSED AMENDMENTS TO SAINT PAUL HRA 2020 LOW INCOME HOUSING TAX CREDIT - QUALIFIED ALLOCATION PLAN (“QAP”)	Comment	Accept Yes/No
Throughout the doc.	ARTICLE VII	Changes to align 9% threshold requirements with State statute		
P. 20-24	Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet	Self-Scoring Worksheet reformatting	In order to clearly define our objectives and goals through the tax credit program, we are reformatting the Self-Scoring Worksheet to group the priorities in six main categories: A. Increase Supply for Those with the Lowest Incomes B. Preservation C. Healthy Communities, Wealth and Community Building D. Fair Access to Housing E. Catalytic Development Sites F. Innovative Approach and Financial Considerations	
P. 20	Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet	<p>A. Increase Supply for Those with the Lowest Incomes</p> <p>1. Percentage of housing units serving households at or below 30% Area Median Income.</p> <p>a. 20% - 29.9% of units (2 point)</p> <p>b. 30% - 49.9% of units (4 points)</p> <p>c. 50% - 69.9% of units (6 points)</p> <p>d. 70% - 100% of units (8 points)</p>	In response to the community request to deepen the affordability levels in tax credit projects, we are including a new priority that will provide points to developments with units at 30% or lower AMI.	

<p>P. 20</p>	<p>Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet</p>	<p>A. Increase Supply for Those with the Lowest Incomes</p> <p>3. Homelessness. Up to three (3) points will be awarded to new construction or substantial renovation projects that provide affordable housing with supportive services for occupancy by homeless households. *</p> <p style="text-align: center;">At least 10% of HTC units assist homeless residents (3 point)</p>	<p>We are proposing to collapse the points awarded for this priority into one category, with 3 points rather than a range from 1 to 5 points</p>	
<p>P.21</p>	<p>Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet</p>	<p>C. Healthy Communities, Wealth and Community Building</p> <p>1. Enhanced Services, Programming, and Amenities. Up to eight points will be awarded to projects that provide new or enhanced resident services. Receipt of points are contingent upon an agreement with an established local organization to provide such services to residents and evidence demonstrating financial feasibility which includes payment for those services. (Up to 8 points)</p> <ul style="list-style-type: none"> a. After-school programming and/or ECFE (1 point) b. Information and Referral Services (1 point) c. Playground Equipment (1 point) d. Community Center or Community Room (1 point) e. Financial capability programming* i.e Financial literacy, financial counseling and coaching, debt counseling or management planning, and access to safe and affordable financial products through partnership with local organizations such as Neighborhood Development Alliance (NeDA), Lutheran Social Services Credit Building Loan, Neighborworks Home Partners, Model Cities Financial Literacy Program, Prepare + Prosper FAIR Initiative and financial inclusion, among others (1 point) f. Homeownership readiness* i.e matched savings accounts for down payments [and/or] pre-purchase homeownership counseling or coaching through a HUD-approved housing counseling agency, a member of the Minnesota Homeownership Center’s Homeownership Advisors Network, or a Minnesota Housing Finance Agency Homeownership Capacity provider. (1 point) 	<p>The proposed list of services includes financial capacity programming, homeownership readiness, financial and tax services partially in response to the community recommendation</p>	

		<p>g. Financial and tax services* - mentoring tenants for Credit builder Loans, Free Tax Preparation and other financial services through a partnership with local organizations such as Neighborhood Development Alliance (NeDA), Lutheran Social Services Credit Building Loan, NeighborWorks Home Partners, Model Cities Financial Literacy Program, Prepare + Prosper, among others (1 point)</p> <p>h. Other (Please describe) _____ (1 point)</p> <p>*At least a two of these services must be included to claim more than 4 points</p>		
P. 22	Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet	<p>C. Healthy Communities, Wealth and Community Building</p> <p>3. Future Tenant Ownership. Five (5) points will be awarded to projects that agree to offer 100% of the HTC units for sale to tenants at the end of the initial 15-year compliance period. To qualify for the point, the owner must provide a detailed tenant ownership plan that complies with Code Section 42 and is acceptable to PED. The plan must describe the terms of the right of first refusal given to tenants, including the means of exercising the right of first refusal, the determination of the sale price for each unit, and any continuing use or deed restrictions that will be imposed on the units by the seller follow any such transfer. Elderly projects and/or projects utilizing project-based rental assistance are not eligible for this point.</p>	In response to community request, the proposed criterion provides 5 points (instead of 1) to projects that agree to offer 100% of the HTC units for sale to tenants at the end of the initial 15-year compliance period	
P. 22	Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet	<p>C. Healthy Communities, Wealth and Community Building</p> <p>5. Non-smoking. One (1) point will be awarded to projects that have a policy prohibiting smoking of commercial tobacco (including the use of electronic delivery devices) for all apartment units and common areas of the project. The applicant must develop and maintain a written occupancy policy that prohibits smoking in all apartment units and in all common areas of the project. The project must include a non-smoking clause in the lease for each unit.</p>	Update language to define commercial tobacco and electronic delivery devices	

<p>P.23</p>	<p>Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet</p>	<p>D. Fair Access to Housing:</p> <p>1. Transit. Points will be awarded to new construction or substantial rehabilitation projects that are:</p> <ul style="list-style-type: none"> a. Located within 0.25 miles of a completed or planned* light rail train (“LRT”) station and bus rapid transit or other fixed transitways stops (3 points) b. Located within 0.25 miles of a high service Metro Transit bus route (defined as a bus running at least every 30 minutes). (2 points) 	<p>Up to 3 points will be awarded to projects located near transit</p>	
<p>P.24</p>	<p>Attachment 2: Saint Paul Selection Priorities and Self-Scoring Worksheet</p>	<p>F. Innovative Approach and Financial Considerations</p> <p>2. Intermediary Costs (soft costs). Points will be awarded to projects on a sliding scale of intermediary costs based on percentage of total project costs. For those projects which are awarded points in this category, this percentage will be enforced at issuance of IRS Form 8609.</p> <ul style="list-style-type: none"> a. 15.1% – 20% of total project cost (3 points) b. 20.1% – 25% of total project cost (2 points) c. 25.1% - 30% of total project cost (1 point) 	<p>The priority will only provide up to 3 points (instead of 6 points) to projects on a sliding scale of intermediary costs based on percentage of total project costs, in response to the community that was concerned this may have a negative impact on small developers</p>	

<p>P.35</p>	<p>Attachment 4 Self-Scoring Worksheet- 4% HTC – Saint Paul HRA Self-Scoring Worksheet - 4% HTC</p>	<p>Intermediary Costs (soft costs):</p> <p>Intermediary Costs (soft costs): Points will be given to projects on a sliding scale of intermediary costs based on percentage of total project costs. For selected projects, this percentage will be enforced at issuance of IRS Form 8609 (3- or 1-3 <u>6</u> points)</p> <table border="1" data-bbox="526 380 1534 724"> <thead> <tr> <th data-bbox="526 380 1085 435">% of Total Project Cost</th> <th data-bbox="1085 380 1534 435">Points</th> </tr> </thead> <tbody> <tr> <td data-bbox="526 435 1085 490">0-15%</td> <td data-bbox="1085 435 1534 490">6</td> </tr> <tr> <td data-bbox="526 490 1085 545">15.1 - 20%</td> <td data-bbox="1085 490 1534 545">3</td> </tr> <tr> <td data-bbox="526 545 1085 600">20.1-25%</td> <td data-bbox="1085 545 1534 600">2</td> </tr> <tr> <td data-bbox="526 600 1085 656">25.1-30%</td> <td data-bbox="1085 600 1534 656">1</td> </tr> <tr> <td data-bbox="526 656 1085 724">30.1% and higher</td> <td data-bbox="1085 656 1534 724">0</td> </tr> </tbody> </table>	% of Total Project Cost	Points	0-15%	6	15.1 - 20%	3	20.1-25%	2	25.1-30%	1	30.1% and higher	0	<p>Change is consistent with 9% HTC priorities</p>	
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<p>P.36</p>	<p>Attachment 4 Self-Scoring Worksheet- 4% HTC – Saint Paul HRA Self-Scoring Worksheet - 4% HTC</p>	<p><u>Percentage of housing units serving households at or below 30% Area Median Income.</u></p> <p><u>1. Percentage of housing units serving households at or below 30% Area Median Income.</u></p> <p><u>a. 20% - 29.9% of units (2 point)</u></p> <p><u>b. 30% - 49.9% of units (4 points)</u></p> <p><u>c. 50% - 69.9% of units (6 points)</u></p> <p><u>d. 70% - 100% of units (8 points)</u></p>	<p>Addition is consistent with 9% HTC priorities</p>													

