Appendix P

Development Team

Developer scoring will be done based on scores of the Primary Developer and the Co-Developer (if any). WHEDA will use the higher of the following:

- Total points for the primary developer individually
- The average of the total points of the primary developer and co-developer

The lead developer and co-developer (if any) should complete the Developer Experience form (found on www.wheda.com).

Development Team scoring will be based on the following components

A. Successful completion of Housing Tax Credit (HTC) properties (as lead developer) that received 8609s. To evidence completion of HTC properties, submit a copy of the executed 8609 form.
B. Years of HTC and multifamily experience
C. Minority Developers (an application may receive points for one of the items below)
    A. Applications that include a minority developer or minority co-developer that have at least 49% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights.
    B. Applications that include a minority developer or minority co-developer that have at least 24% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights.
D. WHEDA evaluation of capacity, performance of prior HTC properties and timely & accurate completion of prior HTC applications and awards
E. Development team members (an application may receive points for one of the items below)
    A. Applications that include a Nonprofit organizations, acting as Lead Developer and an Owner, that meets the requirements for applicants in the Nonprofit Set-Aside
    B. Applications that include an organization, acting as lead Developer and an Owner, that has participated in fewer than four HTC properties as a lead developer or owner

Developers and Co-developers for properties owned by Public Housing Authorities or Tribal Housing Authorities will not be required to have an ownership role in the property.

WHEDA will continue to reserve the right to deduct points for non-compliance with a previous HTC award's representation of scope, support services, design, energy efficiency, amenities, score, certifications, or nonpayment of fees.

Applicants may supply additional information about their organization that the applicant feels may be beneficial for WHEDA as it reviews the applicant's "…capacity, performance of prior HTC properties and timely & accurate completion of prior HTC applications and awards" as noted above