

2027-28 Qualified Allocation Plan for the State of Wisconsin

Appendix C: Selection Criteria

Revised August ~~7~~¹⁹, 2026

To be eligible for points an applicant must correctly complete the relevant cells in the MFA and submit all necessary documentation, information, and other materials (including written agreements). WHEDA will not award points if

- not requested or
- the required documentation is not submitted, is insufficient, or is in an unacceptable form.

For scattered site projects, at least 2/3rds of units must be in an area to be eligible for points. All developments must score at least sixty-five (65) points to be eligible for a Housing Tax Credit (HTC) award. (WHEDA may change this threshold.)

WHEDA will not allow changes once a development has executed a HTC Reservation.

1. Area of Economic Opportunity (30 Points)

Projects scoring points in “3. Tribal, Rehabilitation & Neighborhood Stabilization, or Counties without Recent Awards” cannot score points in this category.

The maximum total points awarded in Median Income, School District, and Rent Burden is limited to twenty (20) points.

a. Median Income

Sites in Census tracts at the following percents of County Median Income earn:

- 10 points if at or above 120%
- 8 points if between 100% and 119%

Refer to Appendix R.1 for available points by Census tract.

b. School District

Sites in school districts with the following rankings by the Wisconsin Department of Public Instruction’s most recent Overall Accountability Score earn:

- 5 points for Significantly Exceeds Expectations

- 3 points for Exceeds Expectations

If overlapping Districts receive different points, applicants may use the higher score. Refer to Appendix R.2 for available points by school district.

c. Rent Burden

Applications will earn the following points based on the Census tract's percent of renters paying over 30% of their income towards rent.

- 10 points: 50% or more
- 6 points: 40%-49.99%
- 2 points: 30%-39.99%

Census tracts must have an average rent of \$900 or more to be eligible for points in this category. Refer to Appendix R.3 for available points by Census tract.

d. Linkages (Maximum 5 points)

Properties will receive points for proximity to services and amenities based on being in locations as listed below.

- Nonmetro County: within 2.0 miles
- Metro County: within 1.5 miles
- Federally Designated Tribal Land: within 4.0 miles

Applications must include a map with distance measurements, clear color photos, contact person, and contact information for each point scoring item claimed. Age restricted unit designation is based on tenancy selection on the Unit Mix tab. Family Amenities points are calculated based on set-aside chosen on the Project Description Tab and mileage on the Site Description Tab.

Points	Description
2	Full Service Grocery Store: See lists of eligible establishments below.
1	Public Elementary, Middle or High School (N/A for Senior Properties): School must be ○ free of charge, ○ not be gender-exclusive (<i>e.g.</i>, a girls only or boys only school will not count), and ○ open to all students of appropriate age (cannot require entrance examinations or requirements).
1	Senior Center (N/A for Family Properties): Community-based facility that

Points	Description
	○ regularly provides recreational, educational, social, nutritional, wellness, or supportive services primarily intended for older adults and seniors, ○ operates on an ongoing basis, and ○ is accessible to residents of the development or the surrounding community. Excludes residential care facilities, nursing homes, assisted living facilities, and facilities primarily engaged in the provision of medical treatment or healthcare services.
1	Full Service Medical Clinic or Hospital: A licensed medical facility that provides comprehensive primary and/or acute health care services to the general public on an ongoing basis, including routine medical evaluation, diagnosis, treatment, and preventive care by licensed medical professionals. Eligible facilities include ○ hospitals, ○ urgent care centers, and ○ general medical clinics offering broad-based healthcare services. Does not include specialty medical clinics or offices primarily focused on a single practice area (e.g., podiatry, ophthalmology, chiropractic care, or physical therapy), diagnostic laboratories, nursing homes, assisted living facilities, or hospice care.
1	Public Library: A publicly accessible library facility that ○ provides free access to books, digital resources, educational materials, internet services, and community programming for the general public on a regular and ongoing basis, ○ operates from a permanent physical location, and ○ is supported by a public entity, library system, or nonprofit organization. Does not include university or school libraries, state service kiosks, express libraries, mini libraries, mobile libraries, or temporary book distribution locations.
1	Public Park: A publicly accessible outdoor recreational area ○ owned or maintained by a governmental entity, park district, or similar public authority, ○ that provides active recreational amenities for community use on a regular and ongoing basis, and ○ has a Playground Area (as defined in Appendix M), sports courts or fields, athletic facilities, walking paths, hiking trails, or biking trails. Does not include privately owned recreational areas, temporary recreational installations, undeveloped open space, or facilities with restricted public access.
1	Job-Training Facility, Community College or Continuing Education Programs: A publicly accessible facility or program that provides ○ vocational training,

Points	Description
	○ workforce development services, ○ adult education, ○ career advancement instruction, ○ certification courses, or ○ post-secondary educational opportunities intended to support employment readiness and skill development. To qualify for points, services provided through a job-training facility must be available to the project's tenant base and must offer participants access to multiple career pathways or training opportunities. Eligible facilities may include job-training centers, community colleges, technical colleges, and continuing education programs that operate on a regular and ongoing basis and are available to the general public, including the property's tenant population. Does not include private employer-specific training programs, primary or secondary schools, staffing agencies or programs with participation restrictions unrelated to educational or workforce development objectives.

Eligible full-service grocery establishments:

The top table includes national, regional, and Wisconsin grocery stores/supermarkets with multiple locations across the state. Any grocery store operating under one of these brands will qualify.

ALDI	Lamb's Fresh Market	Save A Lot
Bender's Foods	Lance's Fresh Market	Sendik's (Excluding Fresh2Go)
Cermak Fresh Market	Marketplace Foods (https://shopmarketplacefoods.com/stores)	Sentry Foods
Dick's Fresh Market	Meijer	Super One Foods
El Ray Foods (Milwaukee)	Metcalfe's Market	Super Target
Festival Foods (including Express Market by Festival Foods)	Metro Market	Tadych's Marketplace Foods
Fresh Thyme Market	Nilssen's Foods	Trader Joe's
Golden Harvest Market	Monterrey Markets	Trig's Grocery Store
Gordon Food Service Store/Gordon Market	Outpost Natural Foods	Walmart Neighborhood Market

Hometown Grocers (https://www.hgistores.com/locations/)	Pete's Fruit Market	Walmart Supercenter
Hy-Vee	Pick 'n Save	Wayne's Foods Plus
IGA Supermarkets	Piggly Wiggly	Williamson Street Grocery Co-Op
Jack's Fresh Market	Quality Foods Hometown Markets	Whole Foods Market
KJ's Fresh Market	Sal's Foods	Woodman's Market

The table below (sorted by County) includes single location grocery stores/supermarkets that will qualify for points.

Name	Street Address	City	Zip Code	County
A-F County Market	215 W North St	Adams	53910	Adams
Chequamegon Food Co-Op, Inc	700 W Main St	Ashland	54806	Ashland
Austad's Super Valu	608 W Hwy 8	Turtle Lake	54889	Barron
Bayfield Market	213 Rittenhouse Ave	Bayfield	54814	Bayfield
Iron River Iga Co-Op dba Iron River Foods	68375 N Main St	Iron River	54847	Bayfield
Rondeau's Shopping Center	13340 County Hwy M	Cable	54821	Bayfield
Mason Brothers Food Center	923 Ninth St	Green Bay	54304	Brown
Save-A-Lot	505 Dousman St	Green Bay	54303	Brown
University Avenue Market	2080 University Ave	Green Bay	54302	Brown
Webster Avenue Market	1220 S Webster Ave	Green Bay	54302	Brown
Healthy Way Market	3823 S Webster Ave	Green Bay	54301	Brown
Fourwinds Market	7389 Airport Rd	Siren	54872	Burnett
Dick's Family Foods	W647 Knight Dr	Sherwood	54169	Calumet
Shadick's Price Rite Foods	1303 Main St	Bloomer	54724	Chippewa

Name	Street Address	City	Zip Code	County
Cloverdale Country Store	N13731 County Road E	Curtiss	54422	Clark
Martin's Fresh Market	707 W Third St	Owen	54460	Clark
Johnson's One Stop	134 State Road 27 S	Seneca	54654	Crawford
Asian Midway Foods	301 S Park St	Madison	53715	Dane
Fresh Madison Market	703 University Ave	Madison	53715	Dane
Capitol Centre Market	111 N Broom St	Madison	53703	Dane
Miller & Sons Supermarket	1845 Springdale St.	Mount Horeb	53572	Dane
Miller & Sons Supermarket	210 S Main St	Verona	53593	Dane
Jenifer Street Market	2038 Jenifer St	Madison	53704	Dane
The Market at Beaver Dam	609 N Spring St	Beaver Dam	53916	Dodge
Main Street Market	7770 State Road 42	Egg Harbor	54209	Door
Mann's Store Inc	1290 Main Rd	Washington Island	54246	Door
Kyle's Market Inc.	115 Main St	Colfax	54730	Dunn
Menomonie Market Food Co-Op	814 Main St E	Menomonie	54751	Dunn
Menomonie Market Food Co-Op	206 N Barstow St	Eau Claire	54703	Eau Claire
Pat's Foods	1000 Central Ave	Florence	54121	Florence
Village Market	806 S Main St	Fond Du Lac	54935	Fond Du Lac
Okey'S Market Inc	213 W Amelia St	Cassville	53806	Grant
Country View Market	7177 Highway 81	Platteville	53818	Grant
Gempeler's Supermarket	219 N Main St	Monticello	53570	Green
Roy's Market	600 State Road 69	New Glarus	53574	Green
Crossroads Market	762 Commercial Ave	Green Lake	54941	Green Lake

Name	Street Address	City	Zip Code	County
Pat's Foods	1009 Holiday Ln	Hurley	54534	Iron
Snows Family Market	5126 Us Highway 51	Mercer	54547	Iron
Berkot's Super Foods	600 N Lake Ave	Twin Lakes	53181	Kenosha
Indian Spices & Grocery	8501 75Th St	Kenosha	53142	Kenosha
People's Food Cooperative	315 5Th Ave S	La Crosse	54601	La Crosse
Indochinese Grocery Store	704 La Crosse St	La Crosse	54601	La Crosse
West Side Market	1504 W Main St	Merrill	54452	Lincoln
Rob's Family Market	2330 Menasha Ave	Manitowoc	54220	Manitowoc
Abby County Market	206 N 4Th St	Abbotsford	54405	Marathon
Lofaro's Fresh Market	613 French St	Peshtigo	54157	Marinette
Westfield Supervalu	519 S Main St	Westfield	53964	Marquette
New Asian Supermarket	10704 W Oklahoma Ave	West Allis	53227	Milwaukee
Pacific Produce - Greenfield Supermarket	5455 S 27Th St	Greenfield	53221	Milwaukee
Pan-Asia-Supermarket	6910 W Greenfield Ave	West Allis	53214	Milwaukee
Gordon Food Service Store	6919 S 27 St	Franklin	53132	Milwaukee
Gordon Food Service Store	2064 Miller Park Way	West Milwaukee	53219	Milwaukee
Indian Groceries & Spices	10701 W North Ave	Wauwatosa	53226	Milwaukee
New Asian Supermarket	10704 W Oklahoma Ave	West Allis	53227	Milwaukee
Pacific Produce - Greenfield Supermarket	5455 S 27Th St	Greenfield	53221	Milwaukee
Pan-Asia-Supermarket	6910 W Greenfield Ave	West Allis	53214	Milwaukee
Pat's Market	117 N Mc Kenzie St	Gillett	54124	Oconto

Name	Street Address	City	Zip Code	County
Save More Food Market	8522 Hwy 51 N	Minocqua	54548	Oneida
Three Lakes Town Market	1593 Hwy 32	Three Lakes	54562	Oneida
Free Market, The	734 W Wisconsin Ave	Appleton	54914	Outagamie
Durand Fresh Market	520 W Main Street	Durand	54736	Pepin
Family Fresh Market #322	303 S Main St	River Falls	54022	Pierce
Whole Earth Grocery	126 S Main St	River Falls	54022	Pierce
Amherst Family Foods	113 Christy St	Amherst	54406	Portage
Save A Lot	3264 Church St	Stevens Point	54481	Portage
Prentice Market & Deli	520 Center St	Prentice	54456	Price
Gordon Food Service Store	1025 S Green Bay Rd	Racine	53406	Racine
Daniels Foods	2501 W Court St	Janesville	53548	Rock
Santa Maria Supermarket	1820 Center Ave	Janesville	53546	Rock
Basics Cooperative	1711 Lodge Dr	Janesville	53545	Rock
Express Market	935 8Th St	Baraboo	53913	Sauk
River Valley Market	171 S Worcester St	Spring Green	53588	Sauk
Viking Village Foods	150 Viking Dr	Reedsburg	53595	Sauk
Winter Cooperative	5159N Main St	Winter	54896	Sawyer
LCO Country Store	8575 County Hwy K	Hayward	54843	Sawyer
Charlie's County Market	521 S Main St	Shawano	53549	Shawano
Stefano's Slo Food Market	731 Pennsylvania Ave	Sheboygan	53081	Sheboygan
Hudson Grocery Cooperative	1701 Ward Ave 200	Hudson	54016	St Croix
Jerry's Foods	2310 Crest View	Hudson	54016	St Croix
Skogen's Festival Foods	1616 Crest View Dr	Hudson	54016	St Croix

Name	Street Address	City	Zip Code	County
County Market	160 Medford Plaza	Medford	54451	Taylor
Randy's Neighborhood Market-Galesville	17512 N Main St	Galesville	54630	Trempealeau
Randy's Neighborhood Market-Arcadia	550 Dettloff Dr	Arcadia	54612	Trempealeau
Robbes Store	207 5Th Ave	Strum	54770	Trempealeau
Hillsboro County Market	E18590 State Road 33	Hillsboro	54634	Vernon
Viroqua Food Co-Op	609 N Main	Viroqua	54665	Vernon
Camp's Fresh Market	474 State Hwy 70 E	Saint Germain	54558	Vilas
Charlies Market LLLC	4251 County Rd B	Land O Lakes	54540	Vilas
Lakewood Market	5462 Park St	Boulder Junction	54512	Vilas
Village Market	133 W County Road	Manitowish Waters	54545	Vilas
Ojibwe Market	501 Old Abe Road	Lac Du Flambeau	54538	Vilas
Daniels Foods	681 Kenosha St	Walworth	53184	Walworth
Henson's Country Foods	403 Us Highway 53	Minong	54859	Washburn
Schmitz's Economart	700 S River St	Spooner	54801	Washburn
Pioneer Market & Deli	100 S Main St	Birchwood	54817	Washburn
Albrecht Delafield Market (Sentry)	3255 Golf Rd	Delafield	53018	Waukesha
Karl's Country Market	W156N5645 Pilgrim Rd	Menomonee Falls	53051	Waukesha
Panos Fresh Market	426 W Sunset	Waukesha	53189	Waukesha
Manawa Quality Foods	214 S Bridge St	Manawa	54949	Waupaca

Name	Street Address	City	Zip Code	County
A&A Royal Market	718 E North St	Plainfield	54966	Waushara
Benny's Wild Rose Market	631 County Road GH	Wild Rose	54984	Waushara
Oshkosh Food Co-Op	155 Jackson St	Oshkosh	54901	Winnebago
West Grand Foods Inc	1021 W Grand Ave	Wisconsin Rapids	54495	Wood

e. Public Transportation Score (5 points)

WHEDA will award five (5) points to developments in which any portion of the site is located no more than one half (0.5) of a mile from a regularly scheduled local bus stop.

Projects in Nonmetro counties and on federally designated Tribal Land may qualify for points by submitting evidence of an "on call" transportation program that provides users a choice of local destinations at a low cost. Applications must include a map and a schedule showing the frequency of the bus service or detailed information on the "on call" transportation program.

2. Lower-Income Areas (2 Points)

a. Concerted Community Revitalization Plan

Applications will earn one (1) point if the site is in the geographic area of a Concerted Community Revitalization Plan (CCRP). To qualify, a CCRP must:

- be geographically specific (the proposed HTC development must be in the identified planning area);
- include a strategy for obtaining commitments of public and private investment for infrastructure, amenities, or services beyond the proposed HTC development;
- clearly demonstrate the need for revitalization in the planning area;
- include elements such as outcome goals, timelines and benchmarks, and identification of community partners; and
- have been approved or amended within the past 10 years by the local municipality.

See the Self Scoring Checklist for documentation required to receive this point (including a website location).

b. Additional Lower-Income Area Point

Applications will earn one (1) point if the site also is:

- in a QCT, or

- the applicant was a successful respondent to a city or county competitive RFP/RFQ (with no identity of interest between the locality and awardee).

See the Self Scoring Checklist for documentation required to receive this point.

3. Tribal, Rehabilitation & Neighborhood Stabilization, or Counties without a Recent Award (25 Points)

WHEDA will award twenty-five (25) points to applications owned by a Tribe, to those either meeting the criteria listed below, or in a County without a Recent Award. Projects scoring points in “1. Area of Economic Opportunity” cannot score points in this category.

a. Neighborhood Stabilization

- City letter including (i) description of overall neighborhood plan, (ii) details of financial support and (iii) support for proposed property clustering.
- Minimum 24 units.
- Minimum \$25,000 per unit of Rehabilitation (Sum of Subtotal New Construction & Rehab and Subtotal Contractor Fees on MFA Tab 14. Project Cost).
- Demonstrate a year one proforma rent increase of no more than five percent (5%) for any occupied rental units as shown on current rent schedule.
- Not scattered site.
- Financial support equaling a minimum 5% of total development cost by the local government.
- Includes a plan addressing any proposed temporary relocation of residents meeting federal Uniform Relocation Act standards.

b. Counties without a Recent Award

Adams	Forest	Marquette	Sawyer	Wood
Ashland	Grant	Menominee	Shawano	
Buffalo	Green Lake	Monroe	Trempealeau	
Burnett	Iron	Oconto	Vilas	
Chippewa	Jackson	Ozaukee	Washburn	
Clark	Juneau	Pepin	Washington	
<u>Eau Claire</u>				
Florence	Lincoln	Price	Waukesha	

Fond du Lac	Marinette	Richland	Waushara	
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(Awards to projects owned by Tribes are not factored in when determining the Counties above.)

4. Job Centers/Growth (16 Points)

WHEDA will award up to eight (8) points for each of the items below. See Appendix V for a list of qualifying Census tracts.

a. Top Job Centers

Points	Jobs in Census Tract
8	2,200 or more
6	between 1,800 and 2,199
4	between 1,000 and 1,799
2	between 500 and 999

b. Net Job Growth

Points	Job Growth in Census Tract in the Past Year
8	10% or greater
6	between 7% and 9.99%
4	between 1% and 6.99%
2	0.1% and 0.99%

5. Serves Large Families or Seniors (5 Points)

WHEDA will award five (5) points for family projects with either

- at least 10% either three-bedroom or larger low income or federal project-based voucher units (denominator being total low income units), or
- 100% senior projects with a letter from the area Aging and Disability Resource Center acknowledging their ability to serve the residents.

The market study and the HTC application must clearly identify the development as “Family” to claim points for Serves Large Families or “Senior” to claim points for Seniors.

6. Serves Lowest-Income Residents (10 Points)

WHEDA will award ten (10) points for agreeing to target units based on the matrix below. Applications for existing housing will agree to meet the percentages at unit turnover. Units with either existing/continuing or fully committed federal project-based assistance will count as serving the lowest expected AMI percentage.

County Income Level	40% at 60% Min. Set-Aside, at least 1/4 of HTC units at	Average Income, designations are equal to or less than
High	30% AMI	52%
Moderate	40% AMI	55%
Low	50% AMI	57%

High Income	Moderate Income	Low Income	
Calumet	Brown	Adams	Marquette
Dane	Chippewa	Ashland	Menominee
Kenosha	Columbia	Barron	Monroe
La Crosse	Door	Bayfield	Oneida
Milwaukee	Douglas	Buffalo	Pepin
Outagamie	Eau Claire	Burnett	Polk
Ozaukee	Fond du Lac	Clark	Portage
Sheboygan	Green	Crawford	Price
St. Croix	Iowa	Dodge	Richland
Washington	Jefferson	Dunn	Rusk
Waukesha	Kewaunee	Florence	Sauk
Winnebago	Marathon	Forest	Sawyer
	Oconto	Green Lake	Shawano
	Pierce	Iron	Taylor
	Racine	Jackson	Trempealeau
	Rock	Juneau	Vilas

	Vernon	Lafayette	Washburn
	Walworth	Langlade	Waushara
	Waupaca	Lincoln	Wood
		Manitowoc	Grant
		Marinette	

7. Section 811 PBRA (10 Points)

WHEDA will award ten (10) points to developments that submit a qualifying application for Section 811 Voucher units in accordance with Appendix S. Section 811 units cannot be reserved under any other special designation.

8. Veterans Housing (3 Points)

WHEDA will award three (3) points for developments intending to provide services designed to address the needs of Veterans.

- The applicant must submit a signed MOU with a County or Tribal Veterans Service Office or a Veteran-specific Service Provider. The MOU must describe a referral and outreach system to connect potential Veteran residents with local or State Veteran-specific services and resources.
- The project is required to hold open a vacant veterans housing unit for a minimum of 30 days or until local collaborative long term veterans service partners, in conjunction with the management agent, finds a person meeting the target veteran definition and requisite income qualifications to lease the unit. After the 30 days, the unit may be leased to any otherwise income qualifying family or individual.
- WHEDA will require an affidavit by the property manager in the property files attesting that the veterans unit was marketed in accordance with the 30-day marketing period requirement.
- The veterans housing units must be 60% CMI or below. Rental subsidies are allowable if supported by firm commitments.
- Section 811 Units cannot be used as Veterans units.

Points	Percentage
1	1-5%
2	6-10%
3	11-100%

9. Energy Efficiency and Sustainability (25 Points)

Applications will earn points based on the criteria in Appendix W - Energy Efficiency and Sustainability.

10. Universal Design (13 Points)

WHEDA will award thirteen (13) points based on how selections/commitments made in the Multifamily Application comport with the matrix below.

- All selected design elements for Universal Design points must be clearly labeled within submitted Site and Building Plans to be eligible for points.
- All items must be clearly specified, certified by the Architect of Record, and included as part of the initial application submission.
- Incorporated items must meet all applicable codes in effect for the year of the HTC application, complying with all Federal, State, Local and Municipal laws, codes, rules, ordinances, and regulations relevant to the proposed development.
- Universal Design elements selected for units need to be applied within the project's visitable units.

The current building code for the State of Wisconsin is the 2021 ICC (International Code Council) Code and the referenced standard for accessibility is ICC/ANSI A117.1-2017. References to section numbers within Universal Design correspond to sections from ICC/ANSI A117.1-2017.

a. Common Area Features

Points	Feature
2	Handrails: In age restricted housing only, install handrails on both sides of common hallways at all wall sections 4'0" or more in length uninterrupted by door or window openings. Handrails must meet the requirements of Sections 505.4 through 505.9. Cottage style, townhouse, duplex, and single-family style are not eligible.
2	Automatic Door Openers: Provide automatic door openers at main accessible entrances to all main buildings, including entrance from accessible parking areas, per Section 404.3.
1	Accessible Signage: Provide accessible signage for all common rooms and dwelling unit entries with visual characters per Section 703.2 and Braille characters per Section 703.4. If possible, unit entry signage must be mounted 60" maximum above the floor to the top of the signage and located on the wall adjacent to the latch side of the door. Units accessed by a private exterior entrance such as cottage style, townhouse, duplex, and single family style are not eligible.
1	Accessible Public Bathroom: Provide accessible public toilet room adjacent to public gathering areas with clearances that meet the requirements of Section 603.
2	Playground Area - In Non-Age-Restricted Buildings only. See Appendix M for definition.
1	Extra common use space other than community room (fitness center, game room, etc.) See Appendix M for definition.

b. 100% Unit Features

Points	Feature
2	Provide apartment style buildings with elevator and 100% visitable units. Projects should be designed and graded to allow an accessible route (in accordance with Chapter 4) from parking or street level to all dwelling units, including the primary unit entry door. The accessible route within the unit must meet section 1104.3. One bathroom (with a minimum of a toilet and sink) must be visitable by meeting the door clear width requirement of section 404.2.2, and the door maneuvering clearance of section 404.2.3 from outside the bathroom only. The visitable bathroom must be on the common circulation path through the unit and not accessed through another room.
2	Provide each unit with an in-unit washer/dryer for residents in lieu of a common area laundry facility.

c. Unit Features. Minimum of 20% of units, unless otherwise indicated.

Points	Feature
2	Provide a circular or T-shaped turning space per Section 304 in the kitchen and at least one (1) accessible floor level bathroom. Turning space must be outside the door swing in bathrooms unless a 30" x 52" clear floor space is provided within the room beyond the arc of the door swing per Section 603.2.3. An exception is the sink/vanity must meet the requirements of Section 1103.11.2.2 for bathrooms and Section 1103.12.4 for the kitchen, including a height of 34" maximum above the floor with a clear floor space for forward approach.
2	Provide an accessible bathing fixture that complies with Section 1103.11.2.5. Reinforcement must be provided for the future installation of grab bars in accordance with 607.4 for bathtubs, and Section 608 for grab bar and seat reinforcement associated with accessible showers. Minimum 5% of total development units.

Points	Feature
1	Grab Bars – In Age Restricted Building Only. In each bathroom, install stainless steel grab bars meeting the requirements of Section 609 (matching or contrasting the color of the tub/shower) in at least the following locations: ○ In all showers, install one grab bar on the control end wall and one grab bar on the back wall. Grab bars must be 6" maximum from adjacent walls. ○ In all bathtubs, install one grab bar 24" minimum on the back wall and one grab bar 24" minimum on the control end wall per Fig. 607.4.2. Both grab bars to be installed horizontally at the same height above the floor. ○ In all toilets, provide one horizontal side wall grab bar 42" minimum per Section 604.5.1 and provide one horizontal rear wall grab bar 24" – 36" minimum per Section 604.5.2. Foldable permanent grab bars can be used in lieu of wall grab bars where no wall is present.
1	On accessible floor levels, all closet doors must have a clear floor space of 30" x 52" minimum to allow either forward or parallel approach by wheelchair. Doors to closets that are more than 24" in depth must provide at least 32" nominal clear opening.
1	Bottom edge of mirror at all accessible floor level bathroom sink/vanities to be 40" maximum above the floor. If medicine cabinet is provided in addition to a mirror, then bottom edge shelf on the cabinet to be 44" maximum above the floor.
2	All interior doors intended for user passage must comply with Section 1103.5, which includes maneuvering clearances, thresholds, clear width, level hardware, etc.
2	Operable switches, range hood controls, and electrical receptacles must meet the requirements of Section 1104.9. Outlets over 34" high countertops are considered accessible.
2	Provide a minimum of one (1) accessible work surface that meets all requirements of Section 1103.12.3 including top of counter at 34" above the floor, minimum 30" wide, and a clear floor space for forward approach. There must be a 30" wide opening beneath the work surface when the removable cabinet is removed to allow for forward approach.
1	All unit light and fan switches must comply with Section 309.

d. Items Below only available for Acquisition/Rehab projects

At least 20% of the development's total units, unless otherwise indicated.

Points	Feature
2	Provide at least 1 bathtub/shower on accessible floors with offset controls (distance) from center of bathing fixture. Provide a 30" x 48" clear floor space for parallel approach at shower valve. The clear floor space must extend at least 9" beyond the control wall. An exception is where bathtub/shower has an adjacent toilet meeting the requirements of 1104.11.3.1.3.2., extending the clear floor space an additional 9" minimum beyond the control wall is not required. Controls to be no more than 18" from the edge of the clear floor space for side reach.
2	Electrical outlets and cable/data outputs set to a minimum height 15" above the floor.
1	Thermostats, primary electrical box and light switches set to a maximum height of 48" above the floor.
1	At least one toilet in each dwelling unit must have clearances that meet the requirements of Section 1104.11.3.1.2.2
2	Low-profile thresholds and changes in level within common areas and in dwelling units must comply with Sections 303.2 and 303.3. The following exceptions may be applied to dwelling units only: ○ thresholds at sliding patio doors may be 3/4" maximum in height, provided they are beveled with a slope not steeper than 1:2, per exception of section 1104.5.2.2; ○ where exterior patio or deck/balcony surface materials are impervious, the finished exterior impervious surface must be 4" maximum below the floor level of the adjacent interior spaces of the unit, per exception of section 1104.4.2.
1	Provide reinforcement for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1104.11.1 in all bathrooms in the dwelling unit.
1	Bathroom/shower compartment permanently lined with non-skid surface or pattern covering 75% of floor.

Sum of checked items	Maximum total points
21 and over	13
17-20	12
13-16	10
9-12	8
5-8	4
1-4	2

11. Eventual Tenant Ownership (1 Point)

WHEDA will award one (1) point if 100% of the development is intended for eventual resident ownership. The development must be family units and must be new construction single family detached. The application must include a Resident Homeownership Plan incorporating an exit strategy, including how units will be marketed and sold to the eventual resident owner.

The plan also must include the following:

- Anticipated tenant qualifications.
- Pre-purchase homeownership and financial counseling services to be provided, detailing the home ownership education and training.
- Estimated timelines for transition to ownership.
- Estimated affordable purchase price of units including methodology using WHEDA's Affordable purchase price limits.
- Detail any down payment assistance that will be offered to the residents – for example, will any part of the monthly rent be reserved for down payment assistance?
- Applications must demonstrate a year one proforma rent increase of no more than five percent (5%) for any occupied rental units.
- Show property clustering no greater than one-half (1/2) mile radius for non-tribal locations.
- Show financial support minimum 5% of total development cost by the local government and/or private institutions or foundations.
- Application operating expenses must reflect annual replacement reserve deposit of \$400/unit minimum.

WHEDA will not release the LURA until after a sale. The owner will remain responsible for all unit(s) until the later of a sale to the tenant or duration of the extended use period.

12. Land Donation and Other Support (10 Points)

Applications for new construction will earn ten (10) points if the project meets one or more of the following sets of criteria.

- Will either receive a donation of land or utilize a 99-year ground lease for all buildings. The total payments for a ground lease may not exceed \$100 annually. The Phase I must show that there are no environmental concerns or, if there were historical recognized environmental conditions, that the project received a closure.
- At least one residential building is eligible for the federal historic rehabilitation tax credit and the application lists equity invested for it as a funding source.
- A unit of local government is providing either a commitment based on tax-increment financing of at least \$200,000 or a waiver of what otherwise would be fees charged equal to at least \$50,000.

13. Building Amenities (2 Points)

WHEDA will award points for projects that include the following amenities.

- In-unit internet at no cost to residents (1 point).
- On-site community room dedicated for residents (1 point).

14. Below-Market Financing (20 Points)

Applicants may seek points by providing documentation of fully committed loan(s) described below. Commitments may be conditional on only a LIHTC award and limited, unlikely exceptions (fraud, force majeure, and similar).

a. Loan Sources

Only permanent loans of or from the following will qualify:

- Division of Energy, Housing and Community Resources awarded funds;
- Native American Housing Assistance and Self-Determination Act;
- HOME Investment Partnerships;
- National Housing Trust Funds;
- Community Development Block Grant;
- Federal Home Loan Bank Affordable Housing Program;
- established local government housing programs; and
- local public housing authorities.

b. Loan Terms

Each loan must reflect the following terms:

- be for at least \$250,000,
- a fixed interest rate of no more than 3%,
- amortization of at least 20 years, and
- no commercially unreasonable fees.

WHEDA will calculate the total amount of qualifying funds committed per residential unit. For scoring purposes, WHEDA will reduce the amount from a local government by the cost of any land to be sold to the project by that local government.

For scoring purposes, WHEDA may disregard a source affiliated with a Sponsor, including loans directly from the developer (this limitation does not apply to tribes and public housing authorities).

c. Scoring and Hypothetical Examples

WHEDA will rank order the applications based on the amount of qualifying loan(s) per unit. The application with the highest ranking will earn twenty (20) points. Those with no qualifying loans will earn no (0) points.

Applicants	8	15
Points	20	20
Increment	2.50	1.34
App #1	20.00	20.00
App #2	17.50	18.66
App #3	15.00	17.34
App #4	12.50	16.00
App #5	10.00	14.66
App #6	7.50	13.34
App #7	5.00	12.00
App #8	2.50	10.66
App #9		9.34
App #10		8.00
App #11		6.66

Applicants	8	15
Points	20	20
Increment	2.50	1.34
App #12		5.34
App #13		4.00
App #14		2.66
App #15		1.34

15. Development Team (6 Points)

Applicants will earn up to six (6) points based on the criteria in Appendix P Development Team.

16. Site Characteristics (2 Points)

WHEDA will provide 2 points for sites without negative features, design challenges, physical barriers, or other unusual and problematic circumstances that would impede project construction or adversely affect future tenants, including but not limited to:

- power transmission lines and towers,
- underground obstacles,
- proximity to undesirable or unhealthy sights or smells,
- flood hazards,
- steep slopes,
- large boulders,
- ravines,
- year-round streams,
- wetlands, and/or
- other similar features.

176. Tiebreakers

In the event two or more applications earn the same number of points and not enough HTCs are available to award them all, WHEDA will determine outcomes as follows:

- First, if an award would be the only one for each developer, co-developer(s), applicant, owner, general partner and managing member of the ownership entity.
- Second, the county with the least number of 9% HTC awards in the previous five (5) cycles.
- Third, a lottery.