NIFA Scored Criteria – Efficient Housing Production:

In response to inquiries with respect to the methodology used by NIFA to determine LIHTC/AHTC scores for "Efficient Housing Production," NIFA provides the following summary of the methodology followed by NIFA, together with the scores assigned to applications submitted to NIFA in 2019 Round One and 2019 Round Two.

The scoring methodology for the NIFA scored criteria is as follows:

Applicants are eligible to receive up to four points in three categories, for a potential total of 0-12 points. The categories are: eligible basis cost per unit, eligible basis cost per square foot and LIHTC per occupant. All calculations are based on "submitted" eligible basis specified in the application. Applicants can apply for fewer tax credits than statutorily allowed. The measurements are then separated into two groups (metro and non-metro). The scores are determined within in each category after removing the outliers and calculating the following: the mean, one standard deviation below the mean, one half standard deviation below the mean and one standard deviation above the mean. Scores are assigned based upon the correlation of the standard deviation calculations and the individual data points. The scoring matrix is as follows:

Below one Standard Dev. = 4
Below 1/2 Standard Dev. = 3
Below Mean & above 1/2 Standard Dev. = 2
Above Mean & within one Standard Dev. = 1
Above one Standard Dev. = 0

NIFA Efficient Housing Production Round One - 2019

NIFA#	<u>Project</u>	Cost Per Unit Score	Cost Per Sq. Foot	<u>LIHTC Per</u> <u>Occupant</u>	Total NIFA Scored Criteria
	Urban				
7-0937	Cedarwood Apartments	4	4	4	12
7-0945	Villas at Crystal Court III	4	4	3	11
7-0919	Garage Lofts	2	3	4	9
7-0893	1404 Castelar	4	3	1	8
7-0887	Historic Atlas (Allas) Apartments	4	1	2	7
7-0929	Belle Plaine Apartments LP	1	3	2	6
7-0949	2215 Q Street	3	2	1	6
7-0931	Valley Shores	1	1	2	4
7-0918	Chandler Ridge Apartments	1	1	1	3
7-0951	Ohio 36 Limited Partnership	0	0	3	3
7-0950	Townhomes at Anderson Park	0	0	2	2
7-0944	Main Street Lofts	1	0	0	1
7-0947	Bellevue Lofts	1	0	0	1

Total Score
78
80
78
77
68
68
74
69
71
66
71
62
69

		Cost Per Unit Score	Cost Per Sq. Foot	LIHTC Per Occupant	Total NIFA Scored Criteria
	Rural				
7-0933	Sunridge Apartments	4	1	3	8
7-0941	Belohlavy Estates	1	4	3	8
7-0952	Columbus Cherry Creek	4	1	3	8
7-0948	Wisner CROWN	1	4	2	7
7-0913	Autumn Pointe Apartments	3	3	0	6
7-0943	Fountain Springs - Fremont	0	1	1	2
7-0942	River Birch Terrace	0	0	0	0
7-0946	Prairie View Apartments*	N/A	N/A	N/A	N/A

	Total Score
_	
	73
	77
	75
	77
	73
	69
	64
	52

Does not meet Threshold =

Received Conditional Reservation =

^{*}Unable to underwrite

NIFA Efficient Housing Production Round Two - 2019

					Total NIFA
		Cost Per Unit	Cost Per Sq.	LIHTC Per	Scored
NIFA#	<u>Project</u>	<u>Score</u>	<u>Foot</u>	<u>Occupant</u>	<u>Criteria</u>
	Urban				
7-0951	Ohio 36 Limited Partnership	1	4	4	9
7-0949	2215 Q Street	4	4	1	9
7-0956	Harvest Hills Crossing	4	1	4	9
7-0929	Belle Plaine Apartments LP	1	3	4	8
7-0887	Historic Atlas (Allas) Apartments	4	3	1	8
7-0950	Townhomes at Anderson Park	0	0	2	2
7-0955	Cady Apartments	1	1	0	2
7-0918	Chandler Ridge Apartments	1	1	0	2
7-0954	Timbercreek Apartments 9%	0	0	0	0

Total Score
77
78
68
79
78
72
71
73
64

		Cost Per Unit Score	Cost Per Sq. Foot	LIHTC Per Occupant	Total NIFA Scored Criteria
	Rural				
7-0933	Sunridge Apartments	2	2	4	8
7-0943	Fountain Springs - Fremont	1	4	3	8
7-0946	Prairie View Apartments	4	0	4	8
7-0953	Trinity Heights LLC	4	2	1	7
7-0913	Autumn Pointe Apartments	1	3	0	4
7-0942	River Birch Terrace	0	0	0	0

Total Score
78
77
75
75
72
63

Does not meet Threshold =

Received Conditional Reservation =