**Pre-Application for Financing from**

**Arundel Community Development Services, Inc.**

**for Rental Housing Projects**

In an effort to preserve and create affordable rental units, Arundel Community Development Services, Inc. (ACDS), on behalf of Anne Arundel County, is making federal HOME Investment Partnership Program (HOME) funding, County General funds, and Anne Arundel County Affordable Housing Trust Funds available for the development and redevelopment of affordable rental housing units. ACDS seeks qualified nonprofit and for-profit development partners to submit a Pre-Application. Pre-Applications will be accepted on a rolling basis and reviewed by ACDS staff and the ACDS Development Committee for consideration.

Applications must meet basic threshold criteria as described under the *Threshold Requirements and Priority Checklist* section to be considered. Reservation of funds will be prioritized to the degree that project proposals are ready to proceed and meet the stated ACDS and County priorities. All else being equal, ACDS will prioritize projects that:

* include units that serve very low income households;
* provide permanent and/or transitional supportive housing for persons/households that (i) include a Veteran; (ii) are experiencing homelessness; (iii) are returning from incarceration; and/or (iv) are fleeing domestic violence or are victims of human trafficking;
* meet existing zoning requirements;
* are located within a state designated Community of Opportunity;
* are sited in an area that has a Transit Score above 70;
* exceed minimum UFAS standards and provide more accessible units than required;
* for projects serving seniors, incorporate accessibility components or design features that allow residents to more easily age in place;
* provide comprehensive tenant services above the minimum requirement;
* includes development team members that are Minority Business Enterprise or Women Business Enterprise firms; and/or
* have as a Managing General Partner an experienced nonprofit.

A full commitment of funds is subject to:

* the timely submission of a full Rental Housing Development Application and all required attachments by the Owner/Developer Applicant;
* completed underwriting analysis demonstrating the project has an unmet funding need; and
* the availability of funds at the time analysis is completed and the approval of the ACDS Board of Directors.

**Please note submitting this Pre-Application and receiving an invitation to complete a full application should not be construed as a commitment of funds. Also, if you are seeking a letter of support that can be used as a soft commitment leveraging local funds in conjunction with an application for financing, the Pre-Application must be submitted no later than three months prior to the application due date.**

**General Guidelines**

HOME, County General funds, and/or Housing Trust Fund dollars can be used for pre-development (e.g. engineering and architectural fees, permitting), acquisition, and construction development costs for the development of affordable housing. Housing units supported with ACDS Rental Housing funds must serve households with an income earning 60% and below area median income, adjusted for household size, for the Baltimore-Columbia-Towson, MD Metropolitan Statistical Area, as defined and published annually by the Department of Housing and Urban Development.

ACDS will require a lien on the property and will require the property to remain affordable for 40 years or co-terminus with the State loan term. For Low-Income Housing Tax Credit funded projects, ACDS loan terms will typically include a 4% interest rate and must be repaid, according to the Maryland Department of Housing and Community Development “Contingent Interest” calculator.

ACDS will charge an annual monitoring fee for projects. The initial fee is calculated in the year the project is settled and there is a 3% escalation fee each year. Legal fees in the range of $2,000 - $5,000, payable at initial closing, may be charged as needed.

In addition, developers should read and review the ACDS Rental Housing Production Program guidelines, which can be found on the ACDS website at [Financing for Affordable Rental Housing - Arundel Community Development Services, Inc. (acdsinc.org)](https://acdsinc.org/funding-opportunities/financing-for-affordable-rental-housing/)

**Regardless of whether federal or local funds are utilized to support a project, the following requirements will apply to rental developments utilizing loan funds through ACDS:**

1. Uniform Relocation Act Requirements
2. Environmental Review
3. Minority and Women Owned Business Enterprise Plan and Section 3 Plan
4. Affirmative Marketing Plan
5. Tenant Lease Requirements that model the HOME Lease Addendum and VAWA Requirements
6. ACDS Minimum Tenant Service Requirements
7. Insurance Requirements for both owner/developer and general contractor

Please provide the information requested below in detail. If additional pages are necessary, attach to application.

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| --- | --- | --- | --- | --- |
| **PROJECT NAME** | | | | |
| NAME OF PROJECT | | | | |
| Click or tap here to enter text. | | | | |
| ADDRESS OF PROJECT | | | | |
| Click or tap here to enter text. | | | | |
| **PROJECT DEVELOPER/OWNER** | | | | |
| ORGANIZATION NAME  Click or tap here to enter text. | | | | |
| CONTACT PERSON | | | TITLE | |
| Click or tap here to enter text. | | | Click or tap here to enter text. | |
| MAILING ADDRESS | | | | |
| Click or tap here to enter text. | | | | |
| CITY, STATE, ZIP CODE | | | | |
| Click or tap here to enter text. | | | | |
| TELEPHONE NUMBER  Click or tap here to enter text. | | | | |
| E-MAIL ADDRESS | | | | |
| Click or tap here to enter text. | | | | |
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| ORGANIZATION TYPE:  NON-PROFIT  GOVERNMENT ENTITY  FOR-PROFIT  OTHER | | | |
| IF OTHER, EXPLAIN: | | | |
| Click or tap here to enter text. | | | |
| IS THE ORGANIZATION AN ESTABLISHED COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) WITH ANNE ARUNDEL COUNTY?  YES  NO | | | |
| IF NO, IS THE ORGANIZATION AN ESTABLISHED CHDO WITH ANOTHER PARTICIPATING JURISDICTION?  YES  NO | | | |
| FEDERAL I.D. NUMBER | | | | |
| Click or tap here to enter text. | | | | |
| SAMS number: Click or tap here to enter text. | | | | |
| ATTACHMENTS  Please attach the following:  Preliminary or Conceptual Plans If Available (Required for LIHTC projects)  Most Recent Audited Financial Statements for developer/OWNER  DHCD 202 Form (if available) oR A 20 year operating pro forma | | | | |
| **PROJECT DESCRIPTION** | | | | |
| # NEW UNITS: \_\_\_\_\_\_\_\_\_   REHABILITATION OF EXISTING UNITS: \_\_\_\_\_\_\_\_\_  CURRENT ZONING: Click or tap here to enter text.  IS CURRENT ZONING CONSISTENT WITH PROPOSED USE?  YES  NO  IF NO, DESCRIBE ZONING REQUEST, STATUS, PROJECTED TIMELINE FOR ZONING APPROVAL, AND NAME OF LAND USE ATTORNEY, IF APPLICABLE. (**NOTE:** ACDS prioritizes projects which comply with existing zoning or have a clear, reasonable plan for achieving zoning compliance.)  Click or tap here to enter text. | | | |
| PROJECTED CONSTRUCTION START DATE:  Click or tap to enter a date. | | | |
| PROJECTED DATE TO RECEIVE CERTIFICATE OF OCCUPANCY: Click or tap to enter a date. | | | |
| Is project in A Community of Opportunity?  YES  NO  FOR A LIST OF CENSUS TRACTS DESIGNATED BY MARYLAND HOUSING AS COMMUNITIES OF OPPORTUNITY, GO TO <https://data.imap.maryland.gov/datasets/905e267f057149ef9f28413cf5a6b658/explore> AND CLICK ON ‘VIEW DATA TABLE.’ (**NOTE:** ACDS prioritizes projects in these designated areas that are also in Priority Funding Areas.) | | | |
| Provide a complete description of the proposed PROJECT INDICATING THE TYPE OF DEVELOPMENT (I.E. NEW CONSTRUCTION, ACQUISITION, REHABILITATION, ETC.), PROPOSED STRUCTURE (I.E TOWNHOUSE, GARDEN APARTMENT, SINGLE FAMILY UNIT, ETC.), HOW PROJECT WILL BE SERVED BY PUBLIC UTILITIES, AND ANY SPECIAL DESIGN AND/OR GREEN BUILDING FEATURES INCLUDED.  Click or tap here to enter text. | | | |
| **TENANT SERVICES & PROJECT AMENITIES**  PROVIDE A DESCRIPTION OF THE AMENITIES IN THE NEIGHBORHOOD AND PLANNED ON-SITE AMENITIES.  Click or tap here to enter text.  DESCRIBE WHAT SERVICES WILL BE PROVIDED, WHO WILL PROVIDE SERVICES, AND HOW SERVICES WILL BE FUNDED. IF APPLICABLE, DESCRIBE HOW TENANT SERVICES WILL GO ABOVE AND BEYOND THE TENANT SERVICES REQUIRED OF ALL ACDS FUNDED RENTAL PROJECTS. (**NOTE:** ACDS prioritizes projects that incorporate robust tenant services that exceed minimum ACDS tenant service requirements.)  Click or tap here to enter text.  FOR SENIOR DEVELOPMENTS ONLY - DOES PROJECT INCLUDE DESIGN FEAUTRES THAT WILL ALLOW TENANTS TO AGE IN PLACE (e.g. grab bars in showers or blocking in the showers to allow for easy installation in future)? DESCRIBE.  (**NOTE:** ACDS prioritizes projects that include design features that allow tenants to age in place.)  Click or tap here to enter text. | | | |
| **TRANSIT SCORE**  THIS SCORE CAN BE FOUND BY ENTERING THE PROJECT ADDRESS AT <https://www.walkscore.com/>  TRANSIT SCORE \_\_\_\_\_\_\_  (**NOTE:** ACDS prioritizes projects with Transit Scores above 70.) | | | |
| **PROPOSED OWNERSHIP STRUCTURE AND PERCENTAGE INTERESTS**  *(attach an organizational chart detailing the proposed ownership structure)* | | | |
| NAME OF OWNERSHIP ENTITY  Click or tap here to enter text. | | | |
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| NONPROFIT PARTNER | YES | NO | |
| IF YES, NONPROFIT PARTNER NAME AND WHAT PERCENT OF OWNERSHIP?  Click or tap here to enter text.  DOES THE NONPROFIT PARTNER HAVE A MANAGING GENERAL PARTNER ROLE?  YES NO  IF NOT, WHAT IS THE ROLE OF THE NONPROFIT PARTNER?  (**NOTE:** ACDS prioritizes projects where the Managing Partner is an experienced nonprofit organization.)  Click or tap here to enter text. | | | |
| **IDENTIFY ALL KNOWN MEMBERS OF THE TEAM (or note TBD).**  INDICATE WHICH MEMBERS ARE MBE/WBE FIRMS.  (**NOTE:** ACDS prioritizes projects where one or more members of the Development team includes a MBE/WBE business.) | | | |
| DEVELOPER/OWNER NAME  WBE/MBE  Click or tap here to enter text. | | | |
| ARCHITECTURAL TEAM NAME  WBE/MBE | | | |
| Click or tap here to enter text. | | | |
| ENGINEERING TEAM NAME  WBE/MBE | | | |
| Click or tap here to enter text. | | | |
| CONTRACTOR NAME  WBE/MBE | | | |
| Click or tap here to enter text. | | | |
| MANAGEMENT COMPANY NAME  WBE/MBE | | | |
| Click or tap here to enter text. | | | |
| OWNERSHIP LAW FIRM NAME  WBE/MBE | | | |
| Click or tap here to enter text. | | | |
| OTHER  WBE/MBE  Click or tap here to enter text. | | | |
| OTHER  WBE/MBE  Click or tap here to enter text. | | | |

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| **APPLICANT TRACK RECORD** |
| DOES YOUR ORGANIZATION HAVE A TRACK RECORD IN COMPLETING PROJECTS SIMILAR TO THE PROPOSED PROJECT?  YES  NO  IF **YES**, BRIEFLY DESCRIBE 3 MOST COMPARABLE PROJECTS, INCLUDING LOCATION, NUMBER OF UNTS, NUMBER OF AFFORDABLE UNITS, PROJECT SOURCES, AND YEAR OF INITIAL OCCUPANCY.  1. Click or tap here to enter text.  2. Click or tap here to enter text.  3. Click or tap here to enter text.    IF **NO**, DO YOU HAVE TEAM MEMBERS AND/OR PARTNERS AND CONSULTANTS WITH THE RELEVANT TRACK RECORD?  YES  NO  PLEASE DESCRIBE.  Click or tap here to enter text.  PLEASE DESCRIBE ANY OTHER RELEVANT EXPERIENCE THAT WILL CONTRIBUTE TO SUCCESS OF THE PROJECT. (**NOTE:** ACDS will only consider projects where Developer or Development Team have demonstrated track record.)  Click or tap here to enter text.    IS BORROWER A CURRENT OR FORMER ACDS BORROWER?  YES  NO  IF YES, WHAT IS NAME AND ADDRESS OF PROJECT(S)?  (**NOTE**: ACDS will only consider projects by developers/owners who are actively meeting ACDS monitoring requirements to ensure project compliance.)  Click or tap here to enter text. |

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| **PROJECTED SOURCES** | |  |
| SOURCES OF FUNDS | 9% (if applicable) | 4% (if applicable) |
| Private Loan/ Tax Exempt Bonds | Click or tap here to enter text. | Click or tap here to enter text. |
| DHCD (ex. RHW, RHP, other) | Click or tap here to enter text. | Click or tap here to enter text. |
| LIHTC Equity | Click or tap here to enter text. | Click or tap here to enter text. |
| Other | Click or tap here to enter text. | Click or tap here to enter text. |
| Other | Click or tap here to enter text. | Click or tap here to enter text. |
| Developer Equity | Click or tap here to enter text. | Click or tap here to enter text. |
| REQUESTED FUNDS FROM ACDS | Click or tap here to enter text. | Click or tap here to enter text. |
| TOTAL SOURCES | Click or tap here to enter text. | Click or tap here to enter text. |
| ANTICIPATED SETTLEMENT DATE: | Click or tap to enter a date. |  |

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| **PROJECTED USES** | **AMOUNT** |
| ACQUISITION COSTS | Click or tap here to enter text. |
| CONSTRUCTION COSTS | Click or tap here to enter text. |
| CONSTRUCTION FEES | Click or tap here to enter text. |
| FINANCING FEES | Click or tap here to enter text. |
| DEVELOPER FEE | Click or tap here to enter text. |
| SYNDICATION COSTS | Click or tap here to enter text. |
| GUARANTEE & RESERVES | Click or tap here to enter text. |
| TOTAL USES | Click or tap here to enter text. |

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| **PILOT REQUEST (IF APPLICABLE)** |
| REQUESTED AMOUNT: Click or tap here to enter text. |
| **NOTE:** PILOT requests must be approved by County Council and submitted as legislation.  THE NEED FOR A PILOT WILL BE DETERMINED BASED UPON FINANCING COMMITMENTS INCLUDING ACDS AND DHCD LOAN COMMITMENTS, THE AMOUNT OF DEFERRED DEVELOPER FEE, AND THE NUMBER OF PROJECT BASED RENTAL SUBSIDIES. PREFERENCE WILL BE GIVEN TO NEW CONSTRUCTION PROJECTS. |

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| **RELOCATION (IF APPLICABLE)** |
| IS THE PROPERTY CURRENTLY OCCUPIED BY TENANTS?  YES  NO  WILL RELOCATION OF TENANTS BE INVOLVED IN THIS PROJECT?  YES  NO |
| ESTIMATED COST FOR RELOCATION? Click or tap here to enter text. |
| IF YES, DO YOU HAVE EXPERIENCE WITH RELOCATION?  YES  NO |
| IF YES, WILL YOU OR ANOTHER AGENCY HANDLE THE RELOCATION?Click or tap here to enter text. |

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| **RESIDENTIAL UNITS**  (**NOTE:** ACDS prioritizes projects providing 1-5 additional UFAS units above the minimum requirements.) | | | | |  |
| UNITS BY  BEDROOM SIZE | NUMBER OF  NEW UNITS | NUMBER OF  REHAB UNITS | SQUARE  FOOTAGE | MINIMUM REQUIRED  UFAS UNITS | ADDITIONAL  UFAS UNITS |
| 1-bedroom | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 2-bedroom | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 3-bedroom | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

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| IF ANY OF THE UNITS WILL BE OCCUPIED BY A RESIDENT MANAGER, PLEASE INDICATE NUMBER OF UNITS \_\_\_\_\_\_\_\_\_ AND UNIT TYPE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. | | | | |
| **OCCUPANCY**  (**NOTE:** ACDS prioritizes projects with units serving households 30% and below AMI, and units set aside for Permanent/Transitional Supportive Housing for People/Households Experiencing Homelessness, Fleeing Domestic Violence, Veterans and/or Returning Citizens) | | | | |
| PLEASE DESCRIBE THE TYPE OF SPECIAL POPULATIONS THE SET ASIDE UNITS WILL BE SERVING, IF APPLICABLE. (E.g. Permanent/Transitional Supportive Housing for People/Households Experiencing Homelessness, Fleeing Domestic Violence, Veterans and/or Returning Citizens)  Click or tap here to enter text. | | | | |
| **UNITS TO BE OCCUPIED BY HOUSEHOLDS** | | | | |
|  | 1-bedroom | 2-bedroom | 3-bedroom | TOTAL |
| # SPECIAL SET ASIDE UNITS (please specify type, ex. for homeless, Veterans, etc.) | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 30% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 40% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 50% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 60% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 80% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| Over 120% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| TOTAL | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

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| **PROPOSED RENTS** | | | | |
|  | FUNDING SOURCE, IF RENTAL-SUBSIDY | 1-bedroom | 2-bedroom | 3-bedroom |
| 30% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 40% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 50% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 60% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| 80% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |
| Over 120% AMI | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

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| **APPLICANT CERTIFICATION:** |

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| I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, UNDERSTAND THAT BY SUBMITTING THIS PRE-APPLICATION, AND RECEIVING AN INVITATION TO COMPLETE A FULL APPLICATION, SHOULD NOT BE CONSTRUED AS A COMMITMENT OF FUNDS AND I HAVE READ AND UNDERSTAND THE ACDS RENTAL HOUSING PRODUCTION PROGRAM REQUIREMENTS.  Agreed and Accepted:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature Date  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Printed Name, Title  I HAVE READ AND UNDERSTAND THAT, REGARDLESS OF WHETHER PROJECT IS FUNDED WITH FEDERAL OR COUNTY FUNDS, THE FOLLOWING REQUIREMENTS WILL APPLY:   1. [UNIFORM RELOCATION ACT REQUIREMENTS](1%20-%20Uniform%20Relocation%20Assistance/Uniform%20Relocation%20Act%20Requirements.pdf) 2. [ENVIRONMENTAL REVIEW](https://acdsinc.org/wp-content/uploads/2022/12/Environmental-Review-Requirements.pdf) 3. [MBE/WBE AND SECTION 3 PLANS](https://acdsinc.org/wp-content/uploads/2022/12/WBE_MBE-and-Section-3-Requirements.pdf) 4. [AFFIRMATIVE MARKETING PLAN](https://acdsinc.org/wp-content/uploads/2022/12/Affirmative-Fair-Housing-Marketing-Plan-Requirements.pdf) 5. [TENANT LEASE REQUIREMENTS THAT MODEL THE HOME LEASE ADDENDUM AND VAWA REQUIREMENTS](https://acdsinc.org/wp-content/uploads/2022/12/Tenant-Lease-Requirements.pdf) 6. [ACDS MINIMUM TENANT SERVICES REQUIREMENTS](https://acdsinc.org/wp-content/uploads/2022/12/Tenant-Services-Requirements.pdf) 7. [INSURANCE REQUIREMENTS FOR BOTH OWNER/DEVELOPER AND GENERAL CONTRACTOR](7%20-%20Insurance/Insurance%20Requirements%202023.pdf)   Agreed and Accepted:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature Date |

Please send the completed Pre-Application form and the required attachments via Google drive to [lbanks@acdsinc.org](mailto:lbanks@acdsinc.org) with the project name noted in the subject line. (E.g. Subject: Pre-Application - Developer Name, Project Name)

***Note: The required attachments must be submitted as separate files. Combined files will not be accepted. All documents should be labeled with Developer name and Project name before sending.***

*THIS SECTION TO BE COMPLETED BY ACDS STAFF ONLY*

**RENTAL HOUSING DEVELOPMENT THRESHOLD REQUIREMENTS AND PRIORITY CHECKLIST**

**THRESHOLD REQUIREMENTS:**

YES  NO DEVELOPER/DEVELOPMENT TEAM HAS DEMONSTRATED TRACK RECORD OF SUCCESS WITH

COMPARABLE PROJECTS;

**OR**

YES  NO DEVELOPER/DEVELOPMENT TEAM HAS COMMITTED TEAM MEMBERS TO ADDRESS ANY EXPERIENCE GAPS AS WELL AS OTHER RELEVANT EXPERIENCE

YES  NO IF DEVELOPER IS A CURRENT ACDS BORROWER, ALL ACDS FUNDED PROJECTS MUST BE IN

N/A  COMPLIANCE WITH LOAN REQUIREMENTS AND DEVELOPER SHOULD BE ACTIVELY MEETING

ACDS MONITORING REQUIREMENTS

**PRIORITIZATIONS:**

*AFFORDABILITY*

YES  NO DOES PROJECT TARGET HOUSEHOLDS 30% AND BELOW AMI? **\_\_**\_\_\_% OF TOTAL UNITS

YES  NO DOES PROJECT PROVIDE PERMANENT/TRANSITIONAL SUPPORTIVE HOUSING UNITS, UNITS FOR

PEOPLE/HOUSEHOLDS EXPERIENCING HOMELESSNESS, FLEEING DOMESTIC VIOLENCE, VETERANS, AND RETURNING CITIZENS? **\_\_**\_\_\_% OF TOTAL UNITS

*LOCATION*

YES  NO DOES PROJECT COMPLY WITH EXISTING ZONING?

YES  NO IS PROJECT LOCATED IN DESIGNATED COMMUNITY OF OPPORTUNITY

<https://data.imap.maryland.gov/datasets/905e267f057149ef9f28413cf5a6b658/explore>

YES  NO DOES PROJECT HAVE TRANSIT SCORE ABOVE 70?

*PROJECT STANDARDS AND AMENITIES*

YES  NO DOES PROJECT EXCEED MINIMUM UFAS STANDARDS? \_\_\_\_# OF TOTAL UNITS ABOVE MINIMUM

(suggested 1-5 units above minimum)

YES  NO FOR SENIOR DEVELOPMENTS ONLY - DOES PROJECT INCLUDE DESIGN FEAUTRES THAT WILL

N/A  ALLOW TENANTS TO AGE IN PLACE (e.g. grab bars in showers or blocking in the showers to

allow for easy installation in future)

YES  NO DOES PROJECT COMMIT TO COMPREHENSIVE TENANT SERVICES, ABOVE THE MINIMUM REQUIRED?

(see ACDS minimum tenant services)

*DEVELOPER*

YES  NO IS ONE OR MORE MEMBERS OF THE DEVELOPMENT TEAM A MBE/WBE FIRM?

YES  NO IS THE MANAGING GENERAL PARTNER AN EXPERIENCED NONPROFIT DEVELOPER?