

Attachment B
Point Scoring System

In addition to the points scored on the originally submitted Housing Credit application, points will be awarded according to the following criteria:

Equity (Applicant may claim points from one of the following three, check the box next to the points being claimed). Maximum of 20 points.

20 points will be given to projects that have closed a partnership agreement with an equity provider. The agreement must be for a minimum of \$0.70 and no more than \$0.85 for the original allocation of Housing Credits from UHC. If State of Utah credits are a source of funding, the closing must include the purchase of the State credits. Projects that have soft closed (executed closing documents without receipt of any of the Investor Member's capital contributions) or closed on a line of credit may not claim these points.

15 points will be given to projects that have an executed equity commitment from an equity provider. The commitment must be for a minimum of \$0.70 and no more than \$0.85 for the total allocation of Housing Credits from UHC. If State of Utah credits are a source of funding an equity commitment must include those credits.

10 points will be given to projects that do not have an equity commitment with an equity provider but can provide a Letter of Interest at a minimum of \$0.70 and no more than \$0.85.

Construction (Applicant may claim points from one of the following four, check the box next to the points being claimed). Maximum of 25 points.

25 points will be given to projects that have closed a construction loan and started construction on the project (as evidenced by a Notice to Proceed).

20 points will be given to projects that have closed a construction loan but have not started construction.

10 points will be given to projects that have a construction commitment from a financial lending institution.

10 points will be given to projects that have final stamped architectural drawings and specifications.

Ready to Proceed (Check the box next to the points being claimed) Maximum of 80 points.

50 points will be given to projects that have building permits **OR** 35 points for a letter of Permitability

15 points will be given to projects that have a deed to the property or have entered into an acceptable long-term lease.

15 points will be given to projects that have an executed Guaranteed Maximum Sum contract with the General Contractor.

Tie-Breaker System

In the event of a scoring tie, the first level tie-breaker shall be a comparison of tax credit purchase pricing. The project with the highest price per credit will win. If a tie remains after the first level tie-breaker, the tie-breaker system as described in the 2009 Qualified Allocation Plan will be implemented. Please refer to Section 3 G. of the Qualified Allocation Plan.