Community Revitalization Efforts  
2016 Thresholds and Scoring Criteria

Definitions:
Community Revitalization Effort – a deliberate, concerted, and locally approved plan or documented interconnected series of local approvals and events intended to improve and enhance specific aspects of a community or neighborhood (defined below). Please note: A locally approved plan is the preferred documentation but because formalized plans are beyond the capabilities of all communities in the state, well-documented efforts taking place outside of formalized plans will also be considered (as noted below).

Plan – Defined as any documentation that successfully qualifies a Neighborhood Revitalization Effort for review (Thresholds, below).

Community / Neighborhood – The project area for a Community Revitalization Effort. An area of a pre-designated size that is larger than a parcel, PUD, or subdivision, but small enough that one municipality or county (or a small conglomerate of municipalities or counties) can have jurisdiction over it. A Community or Neighborhood can also align with an existing Community Development Block Grant (CDBG) Target Area, Neighborhood Strategy Area (NSA), or Community Revitalization Strategy Area (CRSA).

Subject Property (ies) – The property or properties where Affordable Housing activity proposed by the LIHTC application will be located.

Affordable Housing – For the purposes of Community Revitalization Effort review only, the term “Affordable Housing” is defined by one of the following criteria:

a) Rent-Restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Housing Trust Funds, etc) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income;

b) Rent-Subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, Rental Housing Support Program, etc);

c) Affordable Homeownership Programs – Use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.
**Threshold Considerations / Basic Plan Components** - All basic components must be achieved prior to submittal and evidenced as noted below in order for Community Revitalization Effort to be considered for scoring (designated as a Plan).

Documentation for all of the following may be included as part of a single planning document or a series of coordinated local actions certified by the entity with oversight (via signed cover letter by entity with oversight) as prescribed below.

*Unless otherwise indicated, all documentation is required.*

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<th>Component</th>
<th>Documentation requirements</th>
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| 1) Community Revitalization Plan / Effort addresses a Community / Neighborhood with concentrated poverty or concentrations of Low-Income Households | Documentation must demonstrate at least one of the following characteristics about the Neighborhood / Community served by the Community Revitalization Effort / Plan (Because Neighborhood / Community is not always prescribed to a Census designated area or demarcation, specific data source and aggregation methodology is to be determined by the LIHTC Applicant, but it must be rigorously resourced and denoted.)  
   A) The poverty level of the Neighborhood / Community must be higher than Average Poverty Rate for the State  
   B) At least 51% of the households in the Neighborhood / Community must be classified as Low- to Moderate- Income Households (80% AMI or below) |
| 2) Documentation that a concerted effort has been undertaken for a specific Community / Neighborhood | All of the following must be provided:  
   A) Clearly articulated map of the area impacted by the Community Revitalization Effort  
   B) Written description of the Community / Neighborhood area (or area encompassed by the plan) that addresses why the designated area was chosen for revitalization  
   C) Documentation (visual or written) that clearly shows the Subject Property(ies) and its location within the Community Revitalization Effort area |
| 3) Evidence of Community Participation (residents, stakeholders, assets) in the creation and/or guidance of the Community Revitalization Effort | Please provide as many of the following as possible. If listed documentation is not available, a concise letter summarizing the local efforts made to involve the community in the community revitalization effort will be accepted and MAY be considered adequate evidence:  
   A) Evidence of local advertisement of and / or community outreach for public meetings related to the creation and / or guidance of the efforts (Newspaper advertisements, local community newsletters, leaflets, local postings, etc)  
   B) Attendance Sheets / Sign-in sheets from public meetings  
   C) Documentation showing the input gained from public meetings (SWOT (Strengths Weaknesses Opportunities and Threats) Analysis, meeting minutes, lists of preferences, documentation of comments received, etc) |
| 4) Community Revitalization Effort must consider housing | All of the following must be provided:  
   A) Documentation must explicitly state that the effort will target housing as part of the revitalization effort and must specify the type of revitalization needed (demolition and greening, infill, rehabilitation, new development, rental housing, homeownership, etc). If this documentation is not available, a concise letter summarizing the local efforts specifically made to designate areas for housing revitalization will be reviewed and may be considered adequate evidence.  
   B) A map showing locations within the Community Revitalization Area where housing is targeted  
   C) A current zoning map for the Community Revitalization Area or detailed narrative describing the Community Revitalization Effort |
### Community Revitalization Effort

**5) Community Revitalization Effort must consider multiple revitalization efforts**

All of the following must be provided:

A) Documentation must explicitly state that the effort targets other types of revitalization efforts as part of the revitalization effort (job creation in particular). Revitalization efforts to be considered may include (but are not limited to) economic re-development, job enhancement, cultural, historical, and environmental efforts. If this documentation is not available, a concise letter summarizing the local efforts specifically made to designate areas for housing revitalization will be reviewed and may be considered adequate evidence.

B) A map showing locations within the Community Revitalization Area where other efforts are targeted.

C) A current zoning map for the Community Revitalization Area or detailed narrative describing the Community Revitalization Effort.

### Evidence of Economic Development Integration

**6) Evidence of Economic Development Integration**

All of the following must be provided:

A) An assessment of the economic conditions of the area

B) A realistic development strategy and implementation plan to promote the area’s economic progress focusing on activities to create meaningful jobs for the unemployed / underemployed and low- and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood.

### Adoption or Approval

**7) Adoption or Approval**

All submitted documentation must have local governmental approval in order to qualify for review. Please include at least one of the following:

A) Meeting minutes from a local governmental board/community/committee meeting (dated within the last five years) which clearly state a plan’s approval – if letters summarizing local activity are provided in lieu of an actual plan, multiple meeting minutes evidencing each action discussed in the letter are required.

B) An actual resolution from a local governmental board/community/committee (dated within the last five years) stating plan adoption - if letters summarizing local activity are provided in lieu of an actual plan, multiple resolutions evidencing each action discussed in the letter are required.

### Scoring Components – Scoring will consist of a range from 0 to 10 points.

Scoring is cumulative - the final score will be the total of the categories outlined below up to 10 points. In order to achieve a score in one of the below categories ALL documentation listed for that category (or for the particular sub-point) must be submitted and reviewed for sufficiency and completeness by an IHDA review team.

### Subject Property(ies) are designated for Affordable Housing

#### ONE (1) POINT.

Documentation submitted for thresholds must also clearly state or demonstrate each of the following:

A) Affordable Housing is needed / desired / planned

B) The subject property(ies) are in an area designated for Affordable Housing within the Plan

C) The specific type of Affordable Housing Activity that is needed (e.g. Preservation / Rehabilitation, Refinancing, New Construction, Homeownership, Senior, Family, etc.)

*In lieu of the above documentation, IHDA may consider evidence of allocations of financial support allocated from major Community Revitalization Effort stakeholders to the subject property(ies).*
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<th>Community Revitalization Effort addresses concentration of affordable housing and promotes mixed-income housing</th>
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| 2) | **TWO (2) POINTS**  
|   | To score these points, IHDA will consider IHDA / Affordable Market Share of the Primary Market Area (as determined by IHDA as part of the PPA review). Additionally, the following documentation will be considered:  
|   | A) Documentation submitted shows a preference for rehabilitation of existing Affordable Housing and/or for mixed income housing (defined as rent-restricted housing mixed with market rate housing – a mix of rental and homeownership housing, etc.) and mixed uses  
|   | B) Documentation submitted shows the location of the Subject Property within the area of stated preference for mixed income housing (Affordable Housing mixed with market rate housing)  
|   | C) Plan elements or documented local efforts that show concerted goal of deconcentration of affordable units, relocation of affordable units near amenities, rehabilitation of existing affordable housing and/or other community revitalization efforts  
|   | D) Plan elements or documented local maps that show the current location of Affordable Housing properties and document efforts to intersperse these and future units with market rate properties. |
|   | **ONE (1) POINT.**  
|   | The following will be considered:  
|   | A) Documentation submitted shows a preference for rehabilitation of existing Affordable Housing and/or for mixed income housing (defined as rent-restricted housing mixed with market rate housing – a mix of rental and homeownership housing, etc.) and mixed uses  
|   | B) Documentation submitted shows the location of the Subject Property within the area of stated preference for mixed income housing (Affordable Housing mixed with market rate housing)  
|   | C) Plan elements or documented local efforts that show concerted goal of deconcentration of affordable units, relocation of affordable units near amenities, rehabilitation of existing affordable housing and/or other community revitalization efforts  
|   | D) Plan elements or documented local maps that show the current location of Affordable Housing properties and document efforts to intersperse these and future units with market rate properties. |
|   | **UP TO TWO (2) POINTS (TOTAL)**  
|   | To score these points, IHDA will consider the following:  
|   | A) Documentation that demonstrates formal connection of Community Revitalization Effort with one or more of the following entities as outlined in the State Economic Development Resource Directory, which includes all Illinois Employment and Training Centers, Workforce Investment Boards, Small Business Development Centers, Community Colleges, and Vocational Schools (a current list of these "Job Creation Entities" is available at www.ihda.org (TO BE POSTED). Federal, local and/or private efforts that offer supported job training programs not cataloged in this inventory will be considered on a case-by-case basis.  
|   | Acceptable documentation would take the form of a "solid commitment" (e.g., a commitment letter) that is signed and demonstrative of actual agreements to provide jobs, job training, job coaching ("job access") within the Community / Neighborhood for a number no less than 50% of the total units proposed as part of this application. The types of job access may vary but scoring will be contingent on a clearly stated process for providing such access, an agreement to provide this access for a set amount of time that is at least a full calendar year (preferably more), and evidence provided that the jobs being accessed are full-time and generally pay more than minimum wage. (2 Points)  
|   | OR ANY COMBINATION OF THE FOLLOWING UP TO ONLY 2-POINTS:  
|   | A) Plan elements or documented local maps that show the current location of Subject Property in proximity (walking distance, short car ride, accessible by public transportation route, etc) to a variety of land-use types (educational facilities, parks, employment centers, small businesses, "downtown", retail stores, civic amenities, medical facilities, entertainment, etc.) and  
|   | B) Plan elements or documented local maps that show the current location of Subject Property in proximity (walking distance, short car ride, accessible by public transportation route, etc) to a variety of future/planned full time, above minimum wage job opportunities or employment centers evidenced by formalized agreements with new (or relocating) businesses within close proximity to the Subject Property. The number of jobs being created or connected must be documented (1 Point)  
|   | C) Plan is part of a HUD-required Section 3 local / area resident plan for unemployment and business opportunities (required under CDBG, HOME, and Public Housing Authority funding) (1 point)  
|   | D) Plan elements demonstrate a plan to increase jobs along with housing units (of all types) by a ratio of at least 1:1 (1 Point) |
5) **Portions of the Community Revitalization Effort have already been implemented and/or are underway**

**UP TO TWO (2) POINTS (TOTAL)**

To score these points, IHDA will consider the following:

A) Documentation (one or two page summary) demonstrating the formal plan implementation schedule (from plan creation to present) and evidence (written description with visual representation) submitted that can be substantiated via site visits and demonstrates significant portions of the plan have already been accomplished or are underway (2 Points)

OR ANY COMBINATION OF THE FOLLOWING UP TO ONLY 2-POINTS:

A) Proof of implementation of infrastructure improvements (documentation showing new roads, sewers, sidewalks, power lines etc. needed for future development and/or proof of implementation of Community Assets (housing investment, schools, parks, transportation investments, business development, business incubation, etc.) (1 Point)

B) Proof of investment and measurable progress in addressing local services issues (such as public health, homelessness, employment and training) (1 Point)

6) **Community Revitalization Effort has received funding and will continue to receive funding**

**UP TO TWO (2) POINTS (TOTAL)**

To score these points, IHDA will consider ANY COMBINATION OF THE FOLLOWING UP TO ONLY 2-POINTS:

A) A full budget that shows prior funding directed toward plan implementation and future budgeting (preferred: 5-years in the future) of funding for implementation. Budget must identify funding for housing-related activities (1 Point)

B) One or more of the following (please note all documentation submitted under this category must specify what sort of activity is being funded and the length of the commitment) (1 Point):

   • A TIF district plan that documents available funding specific for housing development and/or other community revitalization needs;
   • A letter or statement from Municipality or County attesting to funding already committed to the Community Revitalization Effort and demonstrating future funding committed to the project (by community revitalization need (housing / Infrastructure, et al));
   • Letters from schools / school districts, and/or local businesses evidencing contributions towards funding portions of the Community Revitalization Effort;
   • Local impact fee and building permit fee reductions and waivers amounting to and evidencing significant financial benefit; and/or
   • Written commitments from State, federal, private sector, Government Sponsored Entities (GSEs), and / or grant foundations that demonstrate direct funding of activity within the Community Revitalization Effort

C) Evidence that local funding has been committed to the Affordable Housing components of the Community Revitalization Effort (1 point).