

# **Community Revitalization Strategies**

## 2018-19 Thresholds and Scoring Criteria

### Definitions:

**Community Revitalization Strategy** – *a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a community or neighborhood (defined below).*

***Please note:*** *A locally approved plan is but one method of documentation and because formalized plans are beyond the capabilities of all communities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.*

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

**Community / Neighborhood** – *The project area for a Community Revitalization Strategy. 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 Strategy 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 Strategy to be considered for scoring (designated as a Plan). **A cover letter citing the locations (document title, page numbers) within the submitted materials where scoring criteria can be found is required. The Community Revitalization Strategy will not be scored without this cover letter.**

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.

1)	<p><b>Community participation</b> (residents, stakeholders, assets) in the creation and/or guidance of the CRS. Adequate Community-level participation must be demonstrated. Listed here are common ways to demonstrate community participation. Please provide as many of the following as possible.</p>	<p>A) Evidence of local advertisement of and / or community outreach for public meetings related to the creation and / or guidance of the strategies (Newspaper advertisements, local community newsletters, leaflets, local postings, etc)</p> <p>B) Attendance Sheets / Sign-in sheets from public meetings</p> <p>C) Documentation showing the input gained from public meetings (SWOT (Strengths Weaknesses Opportunities and Targets) Analysis, meeting minutes, lists of preferences, documentation of comments received, etc)</p> <p>D) Evidence of participatory budgeting process regarding the Community Revitalization Strategy.</p> <p>E) Evidence of public comments/results from public hearings from creation of TIF district plan, of which this Community Revitalization Strategy is part.</p> <p>F) Evidence of a mix of public, private, and nonprofit investment in the Community Revitalization Strategy, indicating a broad coalition of local stakeholders. Examples include Memoranda of Understanding between community-based organizations and financial institutions or government entities.</p> <p>G) In lieu of the documentation above, did submittal include a convincing summary of local efforts to involve the community in revitalization strategies? (please detail in "Additional Notes")</p>
2)	<p><b>Adoption, approval, or local champion.</b> Submitted documentation must have local governmental approval and/or an existing local champion in order to qualify for review.</p>	<p><u>This documentation can be evidenced by one of the following:</u></p> <p>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</p> <p>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.</p> <p>C) In lieu of the above documentation, IHDA may consider a letter signed by an elected official from the community detailing the adoption and approval of the plan. The letter must contain the date the plan was approved and the names of the officials and/or staff who approved.</p> <p>D) In the absence of local governmental approval (for example in the City of Chicago), IHDA may consider evidence of an existing local "champion" or "quarterback" (such as a CDC) that has the capacity for mobilizing and coordinating resources and funding.</p>

3)	A <b>concerted effort</b> has been undertaken for a specific Community / Neighborhood. All of the following must be provided:	<p>A) Clearly articulated and current map (including land use and zoning) of the area impacted by the Community Revitalization Strategy</p> <p>B) A detailed narrative describing the Community Revitalization Strategy, and how it has the capability of fundamentally changing the character of the neighborhood/community in question.</p> <p>C) Written description of the Community / Neighborhood area (or area encompassed by the plan) that addresses why the designated area was chosen for revitalization, and specifically how the Community Revitalization Strategy will enhance the lives of and amenities available to the residents of the community.</p> <p>D) Documentation (visual or written) that clearly shows the Subject Property(ies) and its location within the Community Revitalization Strategy area</p>
4)	<b>Community Revitalization Strategy must consider affordable housing.</b> All of the following must be provided:	<p>A) Documentation must explicitly state that the effort will target affordable and/or workforce housing as part of the revitalization strategy and must specify the type of revitalization needed (demolition and greening, infill, rehabilitation, new development, rental housing, homeownership, etc). <i>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.</i></p> <p>B) A map showing locations within the community revitalization area where affordable/workforce housing is targeted</p>
5)	<b>Evidence of Economic Development Integration.</b> All of the following must be provided:	<p>A) An assessment of the economic conditions of the area</p> <p>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</p>

### **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.*

<b><u>Building opportunity: Four (4) points total available</u></b>		
1)	<b>Addresses a pre-existing community need.</b>	<p><b><u>TWO (2) POINTS.</u></b></p> <p>The presence of documentation of any one of the following four items scores 1 point, up to 2 points.</p> <p>A) The poverty level of the Neighborhood / Community is higher than the Average Poverty Rate for the State.</p> <p>B) At least 51% of the households in the Neighborhood / Community can be classified as Low-to Moderate- Income Households (80% AMI or below).</p> <p>C) The Neighborhood/Community contains areas of rapidly declining population and/or increasing vacancy (2000-2015 OR 2008-2015).</p> <p>D) The Neighborhood/Community suffers from blighted conditions, defined as dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations, and/or at least 50% of the structures are 35 years of age or older.</p>
2)	<b>Subject Property(ies) are designated for Housing.</b> Documentation submitted for thresholds must also clearly state or demonstrate each of the following:	<p><b><u>ONE (1) POINT.</u></b></p> <p>A) Affordable Housing is needed / desired / planned</p> <p>B) The subject property(ies) are in an area designated for Housing within the Plan</p> <p>C) The specific type of Affordable Housing Activity that is needed (e.g. Preservation / Rehabilitation, Refinancing, New Construction, Homeownership, Senior, Family, etc.)</p> <p>D) In lieu of the above documentation, IHDA <b>may</b> consider evidence of allocations of financial support allocated from major Community Revitalization Strategy stakeholders to the subject property(ies).</p>
3)	<b>Community Revitalization Strategy addresses concentration and/or isolation of affordable housing and promotes mixed-income housing (subsidized, affordable/workforce, market rate).</b> Consider IHDA / Affordable Market Share of the Primary Market Area (See provided PPA Market Characteristics Analysis). Additionally,	<p><b><u>ONE (1) POINT.</u></b></p> <p>The presence of any one of the following four items scores 1 point, up to 1 point.</p> <p>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.) <u>and</u> mixed uses</p> <p>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)</p> <p>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 strategies</p>

the following documentation will be scored.

- D) Plan elements or documented local maps that show the current location of Affordable Housing properties and document strategies to intersperse these and future units with market rate properties.

**Access to employment and living wage jobs: Two (2) points total available**

1)	<b>Job Access</b>	<p><b><u>TWO (2) POINTS</u></b></p> <p>To score these points, IHDA will consider the following:</p> <p>Documentation that demonstrates <b>formal connection of Community Revitalization Strategy 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 <a href="http://www.ihda.org">www.ihda.org</a></b>. 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.</p> <p>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.</p>
		<p><b><u>OR ANY COMBINATION OF THE FOLLOWING UP TO ONLY TWO (2) POINTS</u></b> (the presence of any of the following four items scores 1 point, up to 2 points):</p>
		<p>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 full time, above-minimum wage job opportunities or employment centers equaling no fewer than 50% of the total units proposed as part of this application.</p>
		<p>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 and must equal no fewer than 50% of the total units proposed as part of this application.</p>
		<p>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)</p>
		<p>D) Plan elements demonstrate a realistic development strategy and implementation plan to increase jobs along with housing units (of all types) by a ratio of at least 1:1</p>

**Community Revitalization Strategy considers multiple revitalization efforts and addresses a mix of land uses: Two (2) points total available**

1)	Community Revitalization Strategy must consider access to healthcare/supportive services, transportation, and a range of community amenities.	<p><b>TWO (2) POINTS</b></p> <p>To score these points, IHDA will consider the following:</p>
		<p>A) Plan elements or documented local maps show the Subject Property(ies) in proximity (walking distance, short car ride, accessible by public transportation route, etc.) of a range of healthcare and supportive services, such as a medical clinic, hospital, urgent care facility, social services facility; <b>OR</b></p>
		<p>B) Plan elements or documented local maps show the Subject Property(ies) within one (1) mile of a fixed-route public transportation stop OR accessible to a dial-a-ride service with reasonable daily service hours. Either option MUST provide affordable transit to health care services, educational facilities, and other community amenities.</p>
		<p><b>OR ANY COMBINATION OF THE FOLLOWING UP TO 2-POINTS</b> (the presence of any one of these three items scores 1 point, up to 2-points):</p>
		<p>a) Plan elements or documented local maps that show effort to locate Subject Property and housing in general near a variety of land-use types (educational facilities, parks, recreation, employment centers, small businesses, “downtown,” retail stores, grocery stores, civic amenities, entertainment, etc.)</p> <p>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 land-use types (educational facilities, parks, employment centers, small businesses, “downtown,” retail stores, civic amenities, grocery stores, entertainment, etc.)</p> <p>c) Documentation of community strategies to bring new commercial, educational, and/or recreational amenities near affordable housing (present or to be constructed) where not currently present.</p>

**Plan implementation and funding: Two (2) points total available**

1)	Portions of the Community Revitalization Strategy have already been implemented and/or are underway	<p><b>UP TO ONE (1) POINT (TOTAL)</b></p> <p>To score this point, IHDA will consider the following:</p>
		<p>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. Time frames and implementation measures must be current and ongoing.</p>
		<p><b>OR ANY COMBINATION OF THE FOLLOWING UP TO ONLY 1-POINT</b> (the presence of any one of these three items scores 1 point, up to 1-point):</p>
		<p>B) 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.)</p> <p>C) Proof of investment (via CDBG/HOME funds, local matching funds, and/or private investment/leverage) and measurable progress in addressing local services issues (such as public health, homelessness, employment and training)</p>

		D) Proof of comprehensive marketing plan in place to attract private investors, partners, real estate professionals, and homebuyers/renters. Examples include LiveBaltimore.com, Renaissance Rock Island (RockSolidRockIsland.com), Laney Walker/Bethlehem (Augusta, GA, laneywalkerbethlehem.com). Plan must have documented benchmarks to track success.
2)	<b>Community Revitalization Strategy has received funding and will continue to receive funding</b>	<b>UP TO ONE (1) POINT (TOTAL)</b>
		To score these points, IHDA will consider <b>ANY COMBINATION OF THE FOLLOWING UP TO ONLY 1 POINT:</b>
		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.
		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): i) A TIF district plan (covering the subject property OR a neighboring TIF with funds available to port) that documents available funding specific for housing development and/or other community revitalization needs; ii) A letter or statement from Municipality or County attesting to funding already committed to the Community Revitalization Strategy and demonstrating future funding committed to the project (by community revitalization need (housing / Infrastructure, et al); iii) Written commitments from State (including schools/districts), federal, private sector (including local businesses), Government Sponsored Entities (GSEs), and / or grant foundations that demonstrate direct funding of activity within the Community Revitalization Strategy; and/or iv) Local impact fee and building permit fee reductions and waivers amounting to and evidencing significant financial benefit.
		C) Evidence that local funding has been committed to the Housing components of the Community Revitalization Strategy. Examples include CDBG and HOME matching funds that are committed to the Community Revitalization Strategy. Evidence may also include local press coverage of implementation and resource commitments.
		D) Specific documentation of presence of Community Revitalization Strategy in Consolidated plan/ annual action plan and/or local comprehensive plan.