

Appendix I

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This is a 'living document', meaning that it may be updated from time-to-time based on questions received or additional information provided by the Corporation. This Appendix will be posted to the AFHFC webpage at <https://www.ahfc.us/pros/homelessness/development-grants/thhp> following substantive change, as determined appropriate by the corporation. Please contact the Program Manager at 907-330-8235 if additional information or clarification is needed.

Threshold Requirements & Documentation – Registration

1. Registration Form

- a. The Registration form can be downloaded at:
<https://www.ahfc.us/pros/homelessness/development-grants/thhp> The Registration form must be complete, in its entirety, including all required support documentation.
- b. Per the instruction on the form, the completed form and all required documentation must be emailed to the Program Manager no later than the specified due date.

2. "Small Community"

- a. The list of Eligible Small Communities can be found at:
<https://www.ahfc.us/pros/homelessness/development-grants/thhp> Defined as: A community with a population of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks, or with a population of 1,600 or less that is connected by road or rail to Anchorage or Fairbanks and at least fifty (50) statute miles outside of Anchorage or twenty-five (25) statute miles outside of Fairbanks. In this definition, "a connected road" does not include connection by the Alaska Marine Highway System or roads outside the boundary of the State of Alaska.

Threshold Requirements & Documentation – Application

1. Resolution Approving SFY2021 THHP Request

- a. A resolution from the applicant's governing body approving the request for SFY2021 THHP Funds.
- b. Resolutions should specifically name the intent of the request and the funding source. Example: The (Entity) approves application for the SFY2021 Teacher,

Health Professional, and Public Safety Housing Grant Program to request funds to provide housing for eligible professionals in (location name).

2. Waiver of Sovereign Immunity

- a. A Waiver of Sovereign Immunity is needed from Indian entities that are acknowledged to have the immunities and privileges available to federally recognized Indian Tribes by virtue of their government-to-government relationship with the United States as well as the responsibilities, powers, limitations, and obligations of such Tribes.
- b. Through the Waiver, the owner agrees to be subject to the jurisdiction of the courts for the State of Alaska, and consents to be sued in an administrative agency action or the courts of the State of Alaska and to have judgement entered against it in an administrative agency action of civil action filed in the courts of Alaska, irrevocably waiving any right it may have to assert its sovereign immunity from suit and from execution for the sole purpose of any claim, legal challenge, or dispute regarding the validity or enforcement of the THHP Security Documents, Grant, loan transaction, or property.

3. Site Control

- a. Applicants must have binding site control or present verification of leases or other arrangements where the land is not directly owned. Site control cannot contain reversion and or encumbrance language; enforcement of the restricted use period cannot be nullified by terms of a site control agreement.
- b. Site control may be conditional upon award of AHFC grant funding; where contingent upon award, the condition must be available for a term sufficient to allow execution following award; it may not terminate prior to issuance of a Notice of Intent to Award (NOIA). See the NOFA for anticipated NOIA issuance date.
- c. Projects involving multiple, unique sites must establish site control for each piece of property included in the development proposal (application).
- d. Examples of acceptable forms of site control include:
 - i. Current deed (warranty deed, quitclaim deed, etc...);
 - ii. Executed earnest money agreement;
 - iii. Lease agreement with a term not less than 15 years or the duration of the mortgage term, whichever is greater;
 - iv. Option to purchase with a lease term not less than 15 years or the duration of the mortgage term, whichever is greater;
 - v. Other similar legally binding document meeting THHP site control requirements.

Applicants proposing development of housing that includes multiple sites must provide site control documentation for each property.

4. Environmental Review

Applicants must provide Environmental Review information to show site acceptability for development. Insurance requirements may be added or increased where site characteristics present potential detriment to the land, building, or occupants. Environmental Review requires documentation of the following:

- 4.1 Proximity to coastline and riverine system(s); applicants must provide a coastal/riverine map and 100 year flood map showing locations relative to the proposed development site, including distance to each. 100 year flood plain (AKA Base Flood Elevation) can be obtained from:
 - a. FEMA Flood Map Service Center; <https://msc.fema.gov/portal/search>
 - b. US Army Corps of Engineers Flood Risk Management Resources <http://www.poa.usace.army.mil/About/Offices/Engineering/Floodplain-Management/>Where information does not exist through the above resources, applicants are encouraged to utilize the historical knowledge of elders and community records.
- 4.2 Susceptibility to natural disasters such as flood, wind events, fire, etc. based on history or current status; if susceptible, documentation must describe design features included to ensure longevity of the development and to protect occupants and systems from harm.
- 4.3 Evidence of acceptable zoning or a statement of no zoning from the local governmental body.
- 4.4 A letter from the Alaska State Historic Preservation Office (SHPO) indicating that no historic or cultural areas will be impacted.
- 4.5 Photographs of the proposed site(s).

5. Development and Operational Data

- a. **Development Costs:** estimates must be supported by credible third-party bid(s) and/or estimates. Estimates may be based on previously completed housing that is of the same general type, quality, and geographic location; estimates produced from completed housing that does not share characteristics must describe what modifications were made to the estimates to increase accuracy. Third-party bids must be based on the proposed development plan; bids for developments other than that proposed through the THHP application will not be accepted. Acceptable forms of evidence include, but may not be limited to:
 - i. Contract Bids
 - ii. Architect Estimates
 - iii. Construction Estimates from contractors with experience producing similar developments in the proposed area.

Projects involving multiple structures and/or development sites must provide Total Development Costs (TDC) for each individual structure/site, as well as TDC for the entirety of the proposed development, including all activities necessary to complete the project as proposed.

- b. **Rent Revenue:** acceptable forms of evidence include, but may not be limited to:
 - i. Current rent for similar buildings
 - ii. Estimated rents *if* reasonable comparable units do not exist in the proposed community.

When performing underwriting analysis and feasibility review, AHFC may make adjustments to the applicants proposed rents where sufficient data and/or support is not provided, to include assignment of the most recently published HUD Fair Market Rent based on the proposed development region and bedroom count. Rents that vary significantly from the most recently published HUD Fair Market Rent must be supported by third-party evidence. Acceptable third-party evidence include, but may not be limited to:

- i. Market study
- ii. Census data

HUD Fair Market Rent data is available through the Fair Market Rent Documentation System, found at the below web link:

<https://www.huduser.gov/portal/datasets/fmr.html>

- c. **Operating Expense:** acceptable forms of evidence include, but may not be limited to:
 - i. Current operating expense of similar buildings
 - ii. Estimated operating expense *if* reasonable comparable units do not exist in the proposed community.

Operating expenses must include all reasonably anticipated sources, including those associated with energy use, utility services, maintenance requirements, and management expenses.

- 6. **Currently owned residential properties:** data for currently owned properties must be provided, through completion of the Application Workbook, including the below listed data points:

- 6.1 Current occupancy status

- a. Occupied
- b. Unoccupied

- 6.2 Current monthly rent amount - the total monthly rent revenue for all units within the building(s).

- 6.3 Monthly operating expenses, including:

- a. Heating
- b. Electricity
- c. Maintenance
- d. Insurance
- e. Other expenses incurred in the operation of a residential rental dwelling

- 6.4 Current maintenance structure

- a. In-house
- b. Occupant responsibility
- c. Contract (third-party)
- d. None

- f. Owner Name
- g. Number of units in the building

7. **Matching Funds:** a match of at least 15% of the Total Development Cost is required. Eligible match funds include the following:

- a. Cash
- b. In-kind donations
- c. Grants
- d. Debt (with regularly scheduled payments)
- e. Other cash equivalents

Applicants must provide a short narrative describing all sources of non-THHP funding; the sum provided by all sources (including THHP funds) must equal TDC.

8. **Development Occupancy:** housing must be for use by eligible professional groups, as defined below:

- a. **Teacher Housing:** Housing for teachers, other educators and (or other) staff employed by the public school district, public vocational education institution and public university in which the housing unit is physical located (eligible “small community”).
- b. **Health Professional Housing:** Housing for any person who is licensed or board certified by the State of Alaska in a health profession; holds a state certification in a health occupation; or is an administrator of a hospital or clinic, or employed as an aide, attendant, assistant, counselor or technician in a health field. To qualify, individuals must be acting in the qualified capacity for the duration of occupancy.
- c. **Public Safety Housing:** Housing for public safety personnel not limited to law enforcement, employed by the State of Alaska or an instrumentality thereof, including Village Public Safety Officers (VPSOs), the federal government, or municipality/tribal government.

Applicants must identify the current status of intended occupants, such as:

- i. Current resident of substandard housing
- ii. Current resident without permanent housing
- iii. Not currently identified (applicant hopes to attract professionals with proposed housing)
- iv. On contract pending housing availability

9. **Partner Organization Commitment:** applications that propose to house professionals who are not directly employed by the applicant must provide a resolution, letter of support, or other similar document from a partner agency indicating support, approval, and/or commitment to the project. This document must be signed by the president, executive officer, mayor, or other official employed by the partner organization.

10. **Concurrent Projects:** applicants must provide information about ongoing or planned projects in the proposed development location. Where points are requested under this scoring mechanism, the non-THHP project must provide an identifiable, monetary or logistic benefit to the proposed development. Savings that are not identifiable or that will have an unknown cost impact are not eligible for scoring credit.

Example: a concurrent road project will be undertaken during the construction season during which the THHP development is planned to begin. Heavy equipment will be brought to the community for the road project. As a result, the THHP development will experience a reduced cost of site preparation as \$5,000 shipping savings will be afforded at an identified amount.

11. **Development Timeline:** THHP developments must be completed within three (3) years of grant award and must start within one (1) year of the award. Extensions to these provisions may be approved if exceptional circumstances exist which make this requirement unattainable. Applications must meet this requirement and must display an ability to meet the requirement. AHFC may accept applications that are unable to meet this requirement *if* exceptional circumstances exist, as determined by AHFC. AHFC may deny award under the current application cycle and postpone award under a subsequent application cycle, or recommend that the applicant submit in a subsequent cycle, if deemed to be in the best interests of the program, corporation, and/or state. At a minimum, the required development timeline must identify the anticipated dates for the below check-points:

1. Contractor selection (licensed contractor and residential endorsement)
2. Material order
3. Construction Start (following plan approval via completion of inspection item 1. Plan Approval of the form PUR-102)
4. Completion of construction (date of final, unconditional approval via completion in entirety of the form PUR-102; the use restriction period will begin on this date.)
5. Tenant occupancy

2. **Code Compliance:** residential housing units developed through the program must be constructed and certified through inspection as compliant with Alaska Minimum Construction Standards, as described in the AHFC New Construction Inspection Guidelines. These guidelines are available on the AHFC webpage at the following address: <https://www.ahfc.us/pros/builders/alaska-minimum-construction-standards/>

The below listed information must be submitted to support due diligence in project design:

- a. Single-line drawings that include general layout, also known as preliminary drawings. 100% drawings are not required, but should be under development. Preliminary drawings should, at a minimum, provide estimated/anticipated floor areas and unit layout(s) - **must be submitted with the application**

- b. Identification of the AHFC approved Energy Rater who will perform inspections for completion of the AkWarm BEES Energy Rating/PUR-101 - can be submitted later.
- c. Identification of a certified building inspection who will complete the required construction inspection and complete the form PUR-102. Identification of a building inspector for this purpose is not required if the proposed development is located in an AHFC approved municipality. AHFC approved municipalities are listed at the following web address: <https://ahfc.us/pros/builders/approved-municipalities/> - can be submitted later.

12. Relocation Assistance: applicants must provide relocation assistance to residents who will be relocated by development activities. For proposed projects involving currently occupied structures or land, applicants must provide a statement that no persons will be displaced or must provide a *Displacement and Relocation Plan* outlining what steps will be taken to mitigate effects to existing tenants (residential and/or commercial) and/or the type of relocation assistance provided. Relocation assistance is an eligible THHP cost as determined appropriate at AHFC's sole discretion. Documentation must clearly identify the number of displaced individuals and the total cost of relocation assistance.

13. Application Form and Workbook: applicants must complete the Application Form and Application Workbook. The required form and workbook will be provided to entities who have successfully met registration criteria prior to the stated deadline; the required forms and workbook will be made available through the Ariba online application tool. Applications will only be accepted through submission of a complete response to the Ariba application event. Application Forms missing signature and date will be considered incomplete.

15. Development Team Experience: development team must possess the required minimum experience and be in good standing. Required minimum experience:

- b. A minimum of 3 years or 3 separate projects in property/housing development; and
- c. A minimum of 2 years or 2 separate projects in grant management; and
- d. A minimum 1 year in property management.

Resumes must clearly establish compliance with minimum experience requirements.

16. Evidence of Legal Organizational Status

- a. IRS 501(c)(3) or (4) designation letter
- b. Department of Commerce Certification of Incorporation
- c. Federal Register of Recognized Indian Entities

17. Recent Financial Statements

Registrants must be deemed to be in good financial standing, as determined by AHFC, to be eligible to apply for THHP funds. Registrants with financial findings are encouraged to include a description of the findings and current procedures in place to rectify or avoid future instances. Approval by AHFC to participate in the THHP application phase should not be interpreted as a determination by the corporation that the entity is in good financial standing.

AHFC may request additional information to conduct a review of financial standing and may require specific steps or inclusions to address any identified concerns

18. Identification of Partners

In instances where the applicant proposes housing for professionals not directly employed by the applicant, partner organizations who employ the professionals must be identified. Additionally, at the time of application, partner commitments must be validated through documentation provided by the partner organization.

- d. Example: A tribal organization proposes development of a duplex for the housing of teachers employed by the local school district; the school district would be identified as the potential partner in the proposed development. A letter of commitment, memorandum of understanding (MOU), or other similar document will be required as part of the application phase.

Application Rating and Ranking Criteria

1. Leveraging Considerations

a. Concurrent Projects

Concurrent projects are construction projects not funded through THHP award that are planned (with secured financing, simultaneous (on-going), or recently completed. To be eligible for credit under this scoring mechanism, concurrent projects must provide an identifiable cost savings to the proposed THHP development. Planned and recently completed projects must fall within a 24 month period prior to or following the date the SFY2019 THHP application is submitted. Credit will be awarded where an identifiable cost savings is afforded from an identified portion of the non THHP project. Example: a road project has been funded through the local government. As a result, an excavator will be brought to the community. The excavator will also be used to prepare the proposed THHP development site, thereby saving the project the cost of bringing in the equipment. The avoided cost must be identified and reduce the total development cost of the THHP project. AHFC may withhold points where a minimal benefit is provided. An example of minimal benefit may be that a concurrent project used dimensional lumber, where left over supplies calculated at a savings of \$250 are afforded to the proposed THHP development; credit may

not be awarded under such circumstance. However, applicants are encouraged to seek cost savings where available, as the summation of small savings may result in a total savings that exceeds a minimal impact, resulting in a scoring credit.

b. Sources of Funds

To participate in SFY 2021 THHP application process, all applicants must commit to a match of at least 15% of the Total Development Cost (TDC). Additional scoring points will be awarded to the applicants who commit to contributing more than 15% of non-THHP funds to their projects, as listed in the schedule below:

Level of non-THHP Funds	Points
15% Match	0 (minimum requirement)
Over 15% Match, but less than 25% Match	5
25% or more Match	10

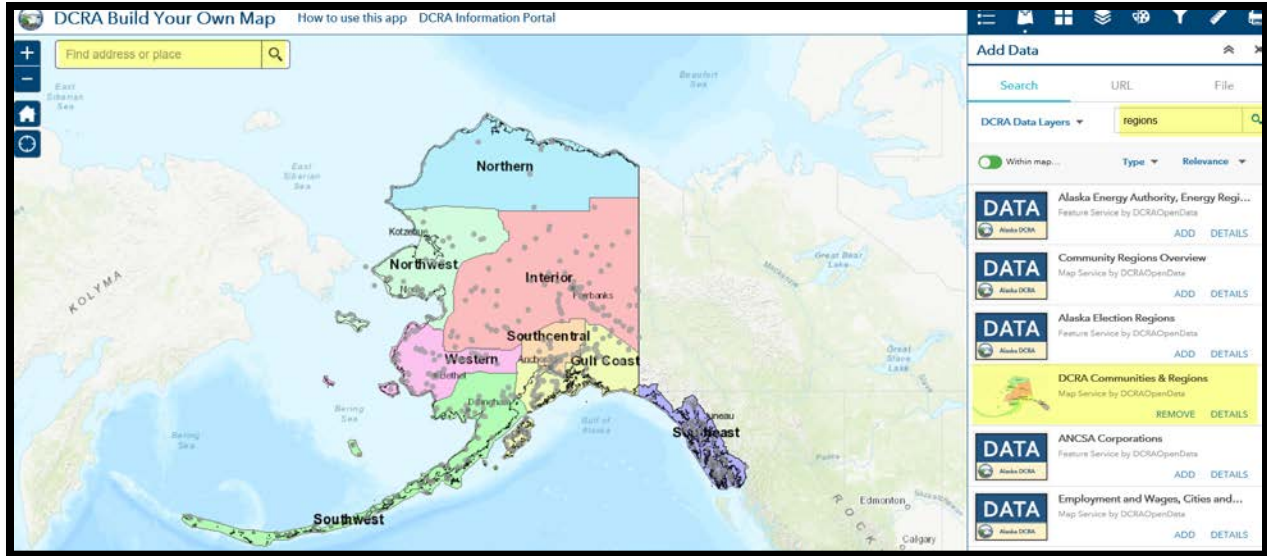
All funds must be fully committed prior to disbursement of Grant Funds, should the application result in Grant Award of THHP Funds.

c. Cost Per Unit

Points will be awarded based on the cost per unit of the proposed development based on Total Development Cost (TDC) and unit count. To maintain competitiveness, cost per unit data is based on historic THHP development TDC and is categorized by the regions established by the Division of Community and Regional Affairs (DCRA) of the Alaska Department of Commerce Community and Economic Development. This regional distinction is intended to account for shipping and construction cost differences that are not under the control of the applicant, and are instead a product of the geographic location within the state. DCRA map of Alaska regions is available at <https://dcce.maps.arcgis.com/apps/webappviewer/index.html?id=32fde3237d9b4612943760bd60e3dd73> and can be accessed following these steps:

- click on the above link to see **DCRA Build Your Own Map App**; then
- agree to the terms and conditions by clicking a small box in the low right corner and OK button; then
- on the **DCRA Build Your Own Map screen** type the word Regions into the search box on the right hand side; then
- choose the **DCRA Communities & Regions** on the right side and click ADD button; then
- a color coded map of **DCRA Communities & Regions** will appear; then
- in the search box in the upper right corner, type in the name of your community and click Enter; then
- the App will pinpoint your community on the map and show the name of the region.

Map of regions assigned by the DCRA:



Cost per unit points will be awarded on a pro rata basis, dependent upon the per unit cost of new construction and rehabilitation units, relative to the total number of proposed buildings. Example: an application proposing the development of three units of new construction housing that would score 5 points and two units of rehabilitation housing that would score 10 points will receive a combined application cost per unit score of 7 points $[(5*(3/5))+(10*(2/5)) = 7]$.

Cost per unit percentile will be determined based on the below ranges, by DCRA region:

New Construction						
Region	Gulf Coast Region	Interior Region	Northwest Region (Including Utqiagvik)	Southeast Region	Southwest Region	Western Region
20th Percentile	\$298,200.90	\$246,074.90	\$242,480.00	\$279,656.41	\$358,302.00	\$319,876.00
40th Percentile	\$331,463.70	\$267,276.00	\$295,803.50	\$306,306.22	\$392,206.50	\$343,479.00
60th Percentile	\$381,499.30	\$338,848.00	\$382,298.38	\$361,165.10	\$445,332.00	\$377,467.00
80th Percentile	\$443,953.05	\$381,724.00	\$449,012.00	\$427,031.70	\$506,137.00	\$453,742.63

Rehabilitation (calculated at 75% of new construction cost per unit)						
<i>Region</i>	<i>Gulf Coast Region</i>	<i>Interior Region</i>	<i>Northwest Region (Including Utqiagvik)</i>	<i>Southeast Region</i>	<i>Southwest Region</i>	<i>Western Region</i>
<i>20th Percentile</i>	\$223,650.67	\$184,556.18	\$181,860.00	\$209,742.30	\$268,726.50	\$239,907.00
<i>40th Percentile</i>	\$248,597.78	\$200,457.00	\$221,852.63	\$229,729.66	\$294,154.88	\$257,609.25
<i>60th Percentile</i>	\$286,124.48	\$254,136.00	\$286,723.78	\$270,873.83	\$333,999.00	\$283,100.25
<i>80th Percentile</i>	\$332,964.78	\$286,293.00	\$336,759.00	\$320,273.78	\$379,602.75	\$340,306.97

Note: Acquisition with Rehabilitation and Acquisition Only projects will be scored based upon the Rehabilitation chart ranges.

AHFC reserves the right to amend the preceding cost per unit data prior to the application deadline if information becomes available that identifies errors, omissions, or unintended consequences that are deemed detrimental to the priorities of the Program, Corporation, and/or State. Adjustments to cost per unit tables will be made through an amended NOFA.

Table: Points to be awarded based on the Cost Per Unit Percentile

Percentile by DCRA Region	Points
80 th Percentile or Greater	0
60 th to under 80 th Percentile	5
40 th to under 60 th Percentile	10
20 th to under 40 th Percentile	15
Under 20 th Percentile	20

2. Need Analysis

a. Professional Shortage (4 pages maximum) – 60 Points Maximum

Provide a narrative outlining the professional shortages in your community. Describe the unmet need of professionals available to fill critical teacher, health professional and public safety positions. Include information regarding unfilled or vacant positions, the strategies you use to attract professionals to fill those positions and how housing availability affects recruitment and retention of professionals in these fields.

A committee review will assess the narrative submitted to score this portion of the application.

b. First Time Community

Communities that have not previously benefitted from housing acquire, rehabilitated, or developed under THHP will receive credit under this mechanism. For this category, the community benefitted from THHP funding if a grant was awarded to develop housing in the community. Example; the local school district has submitted an application to construct housing in a community. The local health clinic was awarded a THHP grant under a previous cycle. The community is not a first time community and is not eligible for these points. A list of communities that have received housing through THHP grant awards can be found at <https://www.ahfc.us/pros/homelessness/development-grants/thhp> by selecting 2004-Present THHP Projects.

3. Occupancy Design

a. Occupancy Restrictions

Points will be awarded based on the number of eligible professional groups that will be housed in the proposed development. Individual units may be restricted, however at least one unit must be unrestricted for two or more eligible professional groups to receive credit under this criteria. Example: a development proposes the construction of a triplex where 2 units will be reserved for teachers and the third unit will be available to teachers, health, or public safety professionals. The proposal will receive 10 points under this mechanism.

b. Commercial Space

Applications proposing development of housing that includes commercial space will receive 10 points. This criteria is development based, and is not scored based on unit or building pro rata scoring. If the development includes commercial space (limited to 40% of the total square footage, unless proposing a health clinic) the application will receive points under this mechanism.

c. Number of Units

Applications proposing two units will receive 5 points, those proposing three or more will receive 10 points. One unit proposals will not receive points under this mechanism.

4. New Construction Project Design

- a. **BEES Design Level Assessment:** Scored on a Per Building Basis; example: if two buildings are proposed and an assessment is conducted for one of the two, the application will received 10 points under this criteria ($20*(1/2)$). Design Level Assessment points are available for new construction projects only.

20 points will be awarded to applicants who commit to develop housing that maximizes the economic benefit of energy efficiency; this is determined through completion of the Design Assessment tab of the Application Workbook to determine the cost effective level of New Construction, Five Star BEES, Five Star Plus BEES, or Six Star BEES. Points under this category are available for new construction projects only.

The below support documentation will be required to receive credit under this mechanism:

- i. AkWarm© From Plans Ratings for three (3) levels of Efficiency
 - a. Five Star BEES
 - b. Five Star Plus BEES
 - c. Six Star BEES
- ii. Cost estimate supported by credible third party bids and/or estimates for the three levels of construction listed under part i. above; estimates must clearly communicate altered components and their corresponding installed cost.
- iii. Third-party support for the projects' anticipated operating expenses for the three levels of construction listed under part i. above. Estimates may be taken from the AkWarm© From Plans models if actual data is not available from comparable developments.

The above data will be entered into the Design Level Assessment tab of the Application Workbook, on a building-by-building basis.

Applicants for points under this category will be required to construct their property to the BEES Star Level reported on the Design Assessment tab, after entering the required data. If the assessment results indicate a 5 Star BEES rating, the applicant will be expected to construct a 5 Star BEES development (not a 5 Star Plus or 6 Star building).

- b. **Renewable Energy System Assessment:** Scored on a Per Building Basis; example: if two buildings are proposed and an assessment is conducted for one of the two, the application will received 5 points under this criteria ($10*(1/2)$). To be eligible for points, the Renewable Energy System must provide a minimum of 10% of the development's estimated total energy load.

Applicants must complete the Solar Assessment portion of the Application Workbook on a per building basis. At a minimum, the below listed documentation must be submitted to support the data entered in the workbook assessment section:

- i. Cost estimate(s) supported by credible third party bids and/or estimates for the system being evaluated (ST &/or PV); estimates must clearly communicate total installed cost for the system(s).
- ii. Third party supported estimates showing the anticipated annual monetary value of the energy produced by the system(s); estimates must account for site solar access including effect of seasonal changes in insolation and the impact of system conversion efficiencies.
- iii. Third party supported documentation that the system(s) meet minimum capacity requirements listed in i. and ii. above. An AkWarm© From Plans Rating may be used to estimate total energy use to show that minimum capacity will be met.

5. Rehabilitation Project Design

- a. **Rehabilitation:** 10 points will be assigned where proposals include rehabilitation of an existing building (this criteria is not scored on a pro rata basis). Rehabilitation projects may include acquisition. Applications proposing acquisition of an existing structure located on or off the proposed final site will be considered rehabilitation for the purposes of scoring and evaluation of TDC; this includes developments proposing the acquisition of an existing structure for transport and installation; these projects will be required to meet current building code as certified through completion of the form PUR-102.
- b. **BEES Compliant Rehabilitation:** 10 points will be assigned where proposals include rehabilitation of an existing building or buildings that will result in BEES compliance at completion (this criteria is not scored on a pro rata basis, all proposed rehabilitation must meet BEES to achieve these points).
- c. **Renewable Energy Assessment:** Scored on a Per Building Basis; example: if two buildings are proposed and an assessment is conducted for one of the two, the application will received 5 points under this criteria ($10*(1/2)$). To be eligible for points, the Renewable Energy System must provide a minimum of 10% of the development's estimated total energy load.

Applicants must complete the Solar Assessment portion of the Application Workbook on a per building basis. At a minimum, the below listed documentation must be submitted to support the data entered in the workbook assessment section:

- i. Cost estimate(s) supported by credible third party bids and/or estimates for the system being evaluated (ST &/or PV); estimates must clearly communicate total installed cost for the system(s).
- ii. Third party supported estimates showing the anticipated annual monetary value of the energy produced by the system(s); estimates must account for site solar access including effect of seasonal changes in insolation and the impact of system conversion efficiencies.
- iii. Third party supported documentation that the system(s) meet minimum capacity requirements listed in **i.** and **ii.** above. An AkWarm© From Plans Rating may be used estimate total energy use to show that minimum capacity will be met.

Combination New Construction & Rehabilitation Developments

Where the proposed development includes both new construction and rehabilitation, points will be awarded on a pro-rata basis by number of units for each of the preceding ranking criteria (dependent upon the number of New Construction buildings assessed, relative to the total number of proposed buildings).

Example 1: an application proposing the new construction of two buildings, where one building was assessed for Design Level (New Construction) and the other was not (Rehabilitation) will receive 10 points [$20 \times (1/2) = 10$].

Example 2: an application proposing the three buildings, where two will be new construction and one will be rehabilitation, where one building was assessed for Design Level, will receive 7 points [$20 \times (1/3) = 7$].

Renewable Energy Assessment points for New Construction and/or Rehabilitation projects will be awarded on a pro rata basis, dependent upon the number of buildings assessed. Example: an application proposing the development of three buildings where one building was assessed for a Renewable Energy System will receive 3 points [$10 \times (1/3) = 3$].

Rehabilitation points will be awarded on a pro rata basis, dependent upon the number of proposed rehabilitation buildings relative to the total number of proposed buildings. Example: an application proposing the development of two buildings, where one will be New Construction and the other will be Rehabilitation, will receive 5 points [$10 \times (1/2) = 5$].

BEES Compliant Rehabilitation points will be awarded on a pro rata basis, depended upon the number of proposed BEES Compliant Rehabilitation Buildings relative to the total number of proposed buildings. Example: an application proposing the development of two

buildings, where one will be a BEES Compliant Rehabilitation project, will receive 5 points [$10 \times (1/2) = 5$].

For all calculations, where pro rata scoring is applied, decimal results will be rounded to the nearest whole number; Less than .5 will be rounded down, .5 and greater will be rounded up.