

G. Leveraging

1. Applications may earn up to 5 points for documented support from a source listed below.
2. Only the following sources of support qualify for the additional points:
 - a. HOME or Community Development Block Grant (CDBG) funds;
 - b. established local government housing development program
 - c. public foundation funds from an affiliate of a local government or health care institution;
 - d. the documented cost of infrastructure improvements or amenities funded in full by a governmental entity that are located on or adjacent to the project site that will serve the tenants and which will be constructed after application submission and completed prior to the development placing in service;
 - e. State Certified Community Development Financial Institution; and/or
 - f. other support approved by the Authority in response to a request submitted at least 10 days in advance of the application deadline. Funding may be appropriated directly by a public entity and/or awarded by a non-profit organization financially supported by a local government, such as a local housing trust fund.
3. The application must list the source(s) as a loan(s) and include an executed commitment letter reflecting a term of at least twenty (20) years and an interest rate less than or equal to the greater of:
 - two percent (2%)
 - the long-term applicable federal rate (compounded monthly) in effect for the month prior to the full application deadline as shown on <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/2023-applicablefederal-rates>

For subsection (2)(d), the application must include a signed letter from the local government (or other public entity) itemizing the waived fees and an affirmation that these fees would have been charged in the absence of the arrangement.

For subsection (2)(e), the applicant is not restricted to a loan term of at least twenty (20) years. The executed commitment letter should reflect a term of at least ten (10) years with no pre-payment penalty. Applications will earn points based on the total amount or value of support committed per low-income unit (excluding an employee/manager's unit):

- 5 points for at least \$8,000
- 4 points for between \$5,500 and \$7,999
- 3 points for between \$3,500 and \$5,499
- 2 points for between \$2,000 and \$3,499
- 1 point for between \$1,000 and \$1,999