

Additional Materials - Item #6

Reshold Requirements

1. The applicant can demonstrate site control (if applicable).
2. The project is located within the Town of Chapel Hill city limits or ETJ.
3. The project falls within one of the priority project areas identified by the Town.
4. The application is complete and submitted by the established deadlines.

Scoring Criteria

1. Income Target (maximum 25 points)

The majority of the individuals to be served through the proposed project fall within the household income

Household Income Range	Points
0-30% AMI	25
31-60% AMI	20
61-80% AMI	15
81-100% AMI	10
100-120% AMI	5

CHT Master Lease						CHT Chandler Woods						Habitat Sunrise Road					
1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
25	25	25	25	25	25	15	15	15	15	15	15	17.47	17	15	15	17.5	17.5

2. Leverage (maximum 25 points)

The degree to which the proposed project includes other sources of funds.

Percent Funded by AMDR	Points
81-100%	0
60-80%	5
40-59%	10
20-39%	15
10-19%	20
< 10%	25

5	5	5	5	5	5	20	20	20	20	20	20	20	25	25	25	25	25
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3. Community support (maximum 10 points)

Scoring Criteria	Points
The applicant can submit evidence that they coordinated the application with other organizations to complement and/or support the proposed project.	4
The applicant involved the intended beneficiaries of the project in the planning process.	2
The applicant has developed, or describes the plans to develop linkages with other community activities, programs or projects related to the proposed project to coordinate its activities so solutions are holistic and comprehensive.	4

4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4
2	2	2	2	2	2	0	N/A	0	0	0	0	2	2	2	2	1	2
4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	4	2	4

4. Feasibility (maximum 15 points)

Scoring Criteria	Points
The applicant can demonstrate zoning compliance and a project schedule that is feasible.	4
Funding is in place at the time of application.	4
The applicant's proposal is complete and presents a proposed project budget that is reasonable and is based on reasonable assumptions.	7

4	4	4	4	4	4	4	4	4	4	4	4	2	4	4	4	4	3
0	0	0	0	0	0	0	0	0	0	0	0	0	4	2	2	4	2
7	7	7	7	7	7	7	7	7	7	7	7	5	7	7	7	7	7

5. Capacity and Experience (maximum 20 points)

Scoring Criteria	Points
Experience of the applicant in carrying out projects of comparable scope and nature, and has met regulatory compliance for prior projects.	5
Applicant has proposed a team with demonstrated development, managerial, and financial management capabilities in prior projects.	5
Applicant has successful record of meeting proposed budgets and timetables.	5
Applicant has successful record of property management, including accepting Section 8 vouchers.	5

5	5	5	5	4	4	5	5	5	5	5	5	5	5	5	5	5	4	3
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
5	5	5	5	3	4	5	5	5	5	4	5	5	5	5	5	5	4	0

6. Design (30 points)

Scoring Criteria	Points
The proposed project exceeds the NC Housing Finance Agency Energy Efficiency Criteria.	10
The proposed project utilizes the principles of Universal Design.	10
The proposed project is accessible to needed services for the population to be served, such as healthcare, schools, and public transportation.	10

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	10	7	10
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	10	10	10
10	10	10	10	10	10	10	10	10	10	7	3	10	10	10	10	7	8

7. Impact (40 points)

Scoring Criteria	Points
The proposed project aligns with Town Council Goals and adopted affordable housing strategies.	10
The proposed project includes provisions to ensure long term affordability.	30

10	10	10	10	7	10	10	10	10	10	10	10	10	10	10	10	10	10
0	0	0	0	0	0	30	30	30	30	30	30	30	30	30	30	30	30

TOTAL

(maximum points to be awarded)

165	91	91	91	91	85	89	126	124	124	124	110	106.25	155.47	155	153	149	134.5	145.5
165	63%	63%	63%	63%	59%	61%	87%	80%	80%	80%	76%	73%	94%	94%	93%	90%	82%	88%
MAX SCORE	145						145						165					