

Local Affordable Housing Funding Sources Scoring Criteria

Threshold Requirements

1. The project is located within the Town of Chapel Hill city limits or ETJ.
2. The applicant can demonstrate site control (if applicable).
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.
5. An application will not be considered for funding by the HAB if it scores below 60% of the maximum score (138 points). The HAB typically has a 70% minimum score for applications to be considered for funding

				DHIC - Indigo
1. Income Target	30	maximum points		
a. The households to be served through the proposed project fall within the household income ranges.				
Household Income Range	Points	<i>See Question 7</i>		
0-30% AMI	30			
31-60% AMI	25			
61-80% AMI	15			
> 80% AMI	0			
2. Financing and Leverage				
		55	maximum points	
a. The degree to which the proposed project includes other sources of funds.				
Percent Funded by Town Source	Points	<i>See Question 6</i>		
41-100%	0			
21 – 40 %	5			
11 – 20 %	10			
0 – 10 %	15			
b. Total Town Subsidy Per Unit				
Less than \$20,000	15	<i>See Question 7</i>		
\$20,001-\$30,000	10			
\$30,001-\$50,000	5			
\$50,001+	0			
c. Total Development Cost Per Unit				
\$200,000 +	0			
\$125,000 - \$199,999	5			
< \$125,000	10			
d. Town subsidy will be repaid to the Town				
No	0			
Yes, principal only repayment	10			
Yes, principal and interest repayment	15			
3. Feasibility				
		25	maximum points	
a. The applicant can demonstrate zoning compliance.				
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b. Planning approval already received.				
		4	<i>See Question 7</i>	
c. 50% of other financing has been committed by other sources.				
		4	<i>See Attachment- Budget</i>	
d. The project is projected to be completed within 5 years				
		15	<i>See Attachment - Project Information</i>	
4. Experience				
		20	maximum points	
a. Experience of the applicant in carrying out projects of comparable scope and nature.				
The applicant has successfully completed 3+ comparable projects.	10	<i>See Question 3</i>		
The applicant has successfully completed 1-2 comparable projects	5			
The applicant has successfully completed no comparable projects.	0			
b. Applicant has successful record of meeting project budgets and schedules with projects funded by the Town.				
		<i>See Question 3</i>		
All projects funded by the Town completed on schedule, within budget, and without any major performance issues.	10			
Some projects funded by the Town completed on schedule, within budget, and without any major performance issues.	5			
No projects funded by the Town completed on schedule, within budget, and without any major performance issues.	0			
5. Design				
		30	maximum points	
a. The proposed project utilizes energy efficiency principles.				
Meets Energy Star 3.0 or QAP Standards and Requirements.	10	<i>See Question 8</i>		
Does not meet Energy Star 3.0 or QAP Standards but demonstrates significant energy efficiency measures.	5			
Does not include many energy efficiency measures.	0			
b. The proposed project utilizes the principles of Universal Design.				
Includes many universal design features.	10	<i>See Question 9</i>		
Includes some universal design features.	5			

	Does not include any universal design features.	0		
c.	The proposed project is accessible to needed services for the population to be served, such as healthcare, schools, and public transportation.	10	See Attachments	10
6. Impact		45	maximum points	
a.	The proposed project includes provisions to ensure long-term affordability.	Points	See Question 5	
	Development Projects:			
	Less than 30 years	0		
	30-98 years	15		15
	Permanent (99 years)	25		
	Preservation Projects:			
	Less than 5 years	0		
	5-10 years	5		
	11-20 years	10		
	21-30 years	15		
	31-98 years	20		
	Permanent (99 years)	25		
b.	Number of Units		See Question 7	
	<10	0		
	10 to 15	5		
	16-30	10		
	31-45	15		
	>45	20		20
7. Social Equity		25	maximum points	
a.	The proposed project serves a vulnerable population. (Older adults age 55+, individuals with disabilities, homeless, or veterans).	5	See Question 7	5
b.	The applicant involved the intended beneficiaries of the project in the planning process.	10	See Question 10	10
c.	The applicant demonstrates commitment to addressing racial equity issues	10	See Question 10 and Attachments	10
8. Bonus Points		20	maximum points	
a.	More than 50% of the project serves households below 30% AMI	10		
b.	The applicant does not discriminate based on resident's source of income	5		5
c.	The applicant has a background check policy includes considerations as outlined in the NCHFA Model Policy on Screening Applicants with Criminal Records	5	See Attachment	5
TOTAL		230		193
				84%