

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.

			CASA 2200 Homestead	Community Home Trust - Graham St	Empowerment - Lindsay	Empowerment - Gomains	Habitat - Weiner St
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					
	0-30% AMI	30	8		15		
	31-60% AMI	25	8		13	25	19
	61-80% AMI	15	6	15			4
	81-100% AMI	10	0				
	100-120% AMI	0	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					
	41-100%	0			0		
	21 - 40 %	5	5	5		5	
	11 - 20 %	10					10
	0 - 10 %	15					
b. Total Town Subsidy Per Unit							
	Less than \$10,000	15					
	\$10,000-\$20,000	10					10
	\$20,001-\$30,000	5					
	\$30,001+	0	0	0	0	0	
c. Total Development Cost Per Unit							
	\$200,000 +	0	0	0	0	0	
	\$125,000 - \$199,999	5					5
	< \$125,000	10			10		
d. Town subsidy will be repaid to the Town							
	No	0	0	0	0	0	0
	Yes, principal only repayment	10					
	Yes, principal and interest repayment	15					
3. Feasibility	10 maximum points						
a. The applicant can demonstrate zoning compliance.	2	See Attachment - Project Information	2	2	2	2	2
b. Planning approval already received.	4	See Question 7	0	4	4	4	0
c. 50% of other financing has been committed.	4	See Question 6	0	0	4	4	0
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	10	10	10	10	10
	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.							
	All projects funded by the Town completed on schedule, within budget, and without any major performance issues.	10	NA	10	10	10	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	10				10
	Does not meet Energy Star 3.0 or QAP Standards but includes some energy efficiency measures.	5		5	5	5	
	Does not include any energy efficiency standards.	0					
b. The proposed project utilizes the principles of Universal Design.							
	Includes many universal design features.	10	10				10
	Includes some universal design features.	5		5	5		
	Does not include any universal design features.	0		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	10	10	10	10
6. Impact	45 maximum points						
a. The proposed project includes provisions to ensure long-term affordability.							
	Development Projects:						
	Less than 30 years	0					
	30-98 years	15					
	Permanent (99 years)	25	25	25	25	25	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							
	<10	0	0	0	0	0	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	5	5	5	5
b. The applicant involved the intended beneficiaries of the project in the planning process.	10	See Question 10	10	0	10	10	10
c. The organization demonstrates commitment to addressing racial equity issues	10	See Question 10 and Attachments	10	10	10	10	10
TOTAL	215		139	101	138	130	150
Percentage			68%	47%	64%	60%	70%

