

Local Affordable Housing Funding Sources Scoring Criteria - Development Projects

1. Income Target (maximum 25 points)									
a. The households to be served through the proposed project fall within the household income ranges.									
	Household Income Range	Points	See Question 7						
	0-30% AMI	25							
	31-60% AMI	20							
	61-80% AMI	15							
	81-100% AMI	10							
	100-120% AMI	5							
2. Leverage (maximum 25 points)									
The degree to which the proposed project includes other sources of funds.									
	Percent Funded by Town Source	Points	See Question 6						
	81-100%	0							
	60 – 80 %	5							
	40 – 59 %	10							
	20 – 39 %	15							
	10 – 19 %	20							
	< 10 %	25							
3. Feasibility (maximum 10 points)									
a.	The applicant can demonstrate zoning compliance.	2	See Attachment - Project Information						
b.	The proposed project has equity greater than 10%.	2	See Attachment- Budget						
c.	50% of other financing has been committed by other sources.	2	See Attachment- Budget						
d.	Planning approval already received.	2	See Question 7						
e.	The applicant involved the intended beneficiaries of the project in the planning process.	2	See Question 10						
4. Experience (maximum 20 points)									
a.	Experience of the applicant in carrying out projects of comparable scope and nature.		See Question 3						
	The applicant has successfully completed 5 or more comparable projects.	10							
	The applicant has successfully completed 1-4 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.		See Question 3						
	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 (maximum 30 points)									
a.	The proposed project utilizes energy efficiency principles.		See Question 8						
	Meets Energy Star 2.0 Standards and Requirements	10							
	Does not meet Energy Star 2.0 Standards but includes some energy efficiency measures	5							
	Does ot include any energy efficiency standards.	0							
b.	The proposed project utilizes the principles of Universal Design.		See Question 9						
	Includes many universal design features.	10							
	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						
6. Impact (60 points)									
	Scoring Criteria	Points							
a.	The proposed project aligns with Town Council Goals and adopted affordable housing strategies.	10	See Question 11						
b.	The proposed project includes provisions to ensure long-term affordability.		See Question 5						
	Less than 15 years	2							
	15-20 years	5							
	21-30 years	10							
	31-50 years	15							
	51-98 years	20							
	Permanent (99 years)	25							
c.	Per Unit Subsidy		See Question 7						
	Less than \$10,000	15							
	\$10,000-\$20,000	10							
	\$20,001-\$30,000	5							
d.	Number of Units		See Question 7						
	<10	0							
	10 to 15	5							
	16-30	10							
	31-45	15							
	>45	20							
7. Bonus Points									
a.	The proposed project serves a vulnerable population. (Older adults age 55+, individuals with disabilities, homeless, or veterans).	5	See Question 7						
TOTAL		185							

Percent Funded by Bonds	Points to Be Awarded
60 – 80 %	3
40 – 59 %	6
20 – 39 %	9
10 – 19 %	12
< 10 %	15