

# 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.

## 1. Income Target 30

- a. The households to be served through the proposed project fall within the household income ranges.

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

## 2. Financing and Leverage 60

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

Percent Funded by Town Source	Points
41-100%	0
21 – 40 %	5
11 – 20 %	10
0 – 10 %	15
< 10 %	20

- b. Total Town Subsidy Per Unit

Less than \$10,000	15
\$10,000-\$20,000	10
\$20,001-\$30,000	5
\$30,001+	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 10

- a. The applicant can demonstrate zoning compliance.

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b. Planning approval already received.	4
c. 50% of other financing has been committed by other sources.	4

#### 4. Experience 20

a. Experience of the applicant in carrying out projects of comparable scope and nature.	<b>Points</b>
The applicant has successfully completed 5+ 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.	
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

a. The proposed project utilizes energy efficiency principles.	<b>Points</b>
Meets Energy Star 3.0 or QAP Standards and Requirements.	10
Does not meet Energy Star 3.0 or QAP Standards but includes some energy efficiency measures.	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
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

#### 6. Impact 45

a. The proposed project includes provisions to ensure long-term affordability.	<b>Points</b>
<b>Development Projects:</b>	
Less than 30 years	0
30-98 years	15
Permanent (99 years)	25
<b>Preservation Projects:</b>	
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
10 to 15	5
16-30	10

	31-45	15
	>45	20

<b>7. Social Equity</b>		<b>25</b>
a.	The proposed project serves a vulnerable population. (Older adults age 55+, individuals with disabilities, homeless, or veterans).	5
b.	The applicant involved the intended beneficiaries of the project in the planning process.	10
c.	The organization demonstrates commitment to addressing racial equity issues	10

<b>TOTAL</b>	<b>220</b>
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