

# Town of Chapel Hill

## Local Affordable Housing Funding Sources Scoring

### Criteria

Update February 2024

#### 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 project seeking funds will follow the Town's Source of Income Protection Policy and will accept all lawful sources of income.
5. The application is complete and submitted by the established deadlines.
6. An application will not be considered for funding by the HAB if it scores below 60% of the maximum score (138 points). Projects have typically had a 70% minimum score for applications to be considered for funding.

<b>1. Income Target</b>	<b>30</b>	<b>maximum points</b>
The households to be served through the proposed project fall within the household income ranges.		
<b>Household Income Range</b>	<b>Points</b>	<i>See Question 8</i>
0-30% AMI	30	
31-60% AMI	25	
61-80% AMI	15	
> 80% AMI	0	
<b>2. Financing and Leverage</b>	<b>55</b>	<b>maximum points</b>
a. The degree to which the proposed project includes other sources of funds.		
<b>Percent Funded by Town Source</b>	<b>Points</b>	<i>See Question 7, Attachments - Project Information</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 8</i>
\$20,001-\$30,000	10	
\$30,001-\$50,000	5	
\$50,001+	0	
c. Total Development Cost Per Unit		
>\$300,000	0	<i>See Question 8</i>
\$200,000-\$300,000	5	
< \$200,000	10	
d. Town subsidy will be repaid to the Town		
No	0	<i>See Project Financials, Rental Cash Flow Worksheet, Row 42</i>
Yes, repayment of principal and/or interest demonstrated in pro forma	15	
<b>3. Feasibility</b>	<b>25</b>	<b>maximum points</b>
a. The applicant can demonstrate zoning approval.		
	2	<i>See Question 8, Attachments - Project Information</i>
b. Final Plans/Zoning Compliance Permit approval already received.		
	4	<i>See Question 8, Attachments - Project Information</i>
c. 50% of other financing has been committed by other sources.		
	4	<i>See Question 7, Attachments - Project Financials</i>
d. The project is projected to be completed within 5 years		
	15	<i>See Attachment - Project Information</i>
<b>4. Experience</b>	<b>20</b>	<b>maximum points</b>
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.		
All projects funded by the Town completed on schedule, within budget, and without any major performance issues.	10	<i>See Question 3</i>
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	

<b>5. Design</b>	<b>30</b>	<b>maximum points</b>	
a. The proposed project utilizes energy efficiency principles.	<b>Points</b>	<i>See Question 9</i>	
Meets Energy Star 3.0 or QAP Standards and Requirements.	10		
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.		<i>See Question 10</i>	
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, shopping, schools, and public transportation.	10	<i>See Attachments - Project Information</i>	
<b>6. Impact</b>	<b>45</b>	<b>maximum points</b>	
a. The proposed project includes provisions to ensure long-term affordability.	<b>Points</b>	<i>See Question 6</i>	
<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		<i>See Question 8</i>	
<10	0		
10 to 15	5		
16-30	10		
31-45	15		
>45	20		
<b>7. Social Equity</b>	<b>25</b>	<b>maximum points</b>	
a. The proposed project serves a vulnerable population. (Older adults age 55+, individuals with disabilities, homeless, or veterans).	5	<i>See Question 8</i>	
b. The applicant involved the intended beneficiaries of the project in the planning process.	10	<i>See Question 11</i>	
c. The applicant demonstrates commitment to addressing racial equity issues	10	<i>See Question 11 and Attachments - List of Board of Directors</i>	
<b>8. Bonus Points</b>	<b>15</b>	<b>maximum points</b>	
a. More than 50% of the project serves households below 30% AMI	10	<i>See Question 8</i>	
b. The applicant has a background check policy includes considerations as outlined in the NCHFA Model Policy on Screening Applicants with Criminal Records	5	<i>See Attachments - Project Information</i>	
<b>TOTAL</b>	<b>230</b>		

0%