

**Chatham County Housing Trust Fund  
New Construction  
Housing Development Projects Scoring Guide FY2020**

Priority Tier 1 (50 pts. available)		
<b>1. Household Income Range</b>		
Majority of the individuals to be served through the proposed project fall within the household income ranges.		
Max Points	Scale	Score
25	0-30% AMI = 25	
	31-60% AMI = 20	
	61-80% AMI = 15	
	81-100% AMI = 10	
	100-120% AMI = 5	
<b>2. Long Term Affordability</b>		
Length of time that units are income-restricted.		
Max Points	Scale	Score
25	Permanent Affordability (99 years) = 25	
	21-30 years = 20	
	15-20 years = 15	

<b>Total Score - Priority Tier 1</b>	
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Priority Tier 2 (55 pts. available)		
<b>3. Unit Type</b>		
Units are studio/efficiency, 1 bedroom, or 2 bedroom units.		
Max Points	Scale	Score
10	>50% of units are studio/1BR/2BR = 10	
	30-50% of units are studio/1BR/2BR = 8	
	20-30% of units are studio/1BR/2BR = 5	
<b>4. Property Type</b>		
Majority of the proposed development includes one or more of the below		
Max Points	Scale	Score
15	2+ Units Rental = 10	
	Single-Family Detached Rental = 5	
<b>5. Special Populations Served</b>		
If development serves one or more special population.		
Max Points	Scale	Score
25	Families = 5	
	55+/Disabled = 5	
	Supportive Housing = 5	
	Homeless = 5	
	Veterans = 5	
<b>6. Leveraging Funds</b>		
Percent of Total Development Budget Funded by HTF		
Max Points	Scale	Score
10	HTF funds <30% of budget = 10	
	HTF funds 31-60% of budget = 0	
	HTF funds > 60% of budget = -5	
<b>7. Mixed Income</b>		
Both affordable and market rate units within proposed development.		
Max Points	Scale	Score
5	Market rate and affordable units (<80% AMI) within the same property = 5	

<b>Total Score - Priority Tier 2</b>	
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Priority Tier 3 (35 pts. available)		
<b>8. Project Readiness</b>		
Project feasibility given the project schedule and financing.		
Max Points	Scale	Score
10	Planning and Zoning approval received = 5	
	>50% other funds committed* = 5	
* Provide letters of commitment if requesting these points. See Budget Amendment in HTF Application.		
<b>9. Developer Experience</b>		
Applicant has experience developing similar or otherwise relevant properties with success since 2010.		
Max Points	Scale	Score
5	Has Experience = 5	
<b>10. Property Management Experience</b>		
Applicant or project team has property management experience,		
Max Points	Scale	Score
5	Has Experience = 5	

<b>Total Score - Priority Tier 3</b>	
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Bonus Points (40 pts available)	
Scale	Score
11. ADA Accessibility 100% of units accessible = 5	
12. Universal Design Characteristics = 5	
13. Energy Efficiency, participation in an externally-monitored energy efficiency program (e.g. Energy Star, System Vision, NC Green Built, LEED, etc.) = 5	
14. Location: less than .5 miles from transit stop = 5	
15. Location: less 1 mile from job center = 5	
16. Location: less than 1.5 miles from store selling fresh fruits and vegetables = 5	
17. Location: less than 1.5 miles from public school = 5	
18. Location: further than .25 miles from existing income-restricted housing and mobile home parks = 5	

<b>Total Score - Bonus Points</b>	
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Applicant:	
Project Name:	
Date:	
<b>TOTAL SCORE:</b>	
<b>TOTAL POINTS AVAILABLE:</b>	180