

**Chatham County Housing Trust Fund
Preservation/Rehabilitation
Housing Development Projects Scoring Guide FY2020**

Priority Tier 1 (40 pts available)		
1. Household Income Range 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	
2. Long Term Affordability Provision* Length of time that units are income-restricted.		
Max Points	Scale	Score
15	11-15 years = 15 6-10 years = 10 1-5 years = 5	

Applicable for rental properties only*

Total Score - Priority Tier 1	
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Priority Tier 2 (20 pts. Available)		
3. Special Populations Served If development serves one or more special population.		
Max Points	Scale	Score
10	55+/Disabled = 5 Supportive Housing = 5 Homeless = 5 Veterans = 5	
4. Leveraging Funds Percent of Total Rehab Budget Funded by HTF		
Max Points	Scale	Score
10	HTF funds <50% of budget = 10	

Total Score - Priority Tier 2	
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Priority Tier 3 (20 pts available)		
5. Project Readiness Project feasibility given the project schedule and financing.		
Max Points	Scale	Score
5	committed = 5	
6. Property Type Property will renter-occupied.		
Max Points	Scale	Score
5	Renter-occupied = 5	
7. Rehab Experience* Applicant has experience rehabbing similar or otherwise relevant		
Max Points	Scale	Score
5	Has Experience = 5	

*Applicant must provide references and before and after photos

8. Property Management Experience		
Applicant or project team has property management experience, including working with low-income households and Section 8 vouchers.		
Max Points	Scale	Score
5	Has Experience = 5	

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

Total Score - Bonus Points	
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Applicant:	
Project Name:	
Date:	
TOTAL SCORE:	
TOTAL POINTS AVAILABLE:	120