

Charlotte HOME

Rev. 02/11/2025

Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: Tanya Soholt, CEO Habitat for Humanity; Kitt Kanauss					
Project/Development Name: Habitat for Humanity 26349 Deer Rd.					
Date of Application: 01.08.2026			Date of Review: 02.23.2026		
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU					
Incentives/Fee Subsidies/Funding Requested:					
<input checked="" type="checkbox"/> Expedited Permitting <input checked="" type="checkbox"/> Impact Fee Waiver <input checked="" type="checkbox"/> Land Donation <input type="checkbox"/> SHIP/HHR Funding <input type="checkbox"/> Utility Connection Fees <input type="checkbox"/> DRI Fees <input type="checkbox"/> Environmental Fees <input type="checkbox"/> *LGAO Local Government Contribution					
TIER I - Designation of Affordable Housing for Expedited Permitting and Waiver of Impact Fees on Affordable Units					
Type of Housing: (select one)		Rev. 1	Rev. 2	Rev. 3	Average
Multi-Family (51 - 100 affordable units)	15				
Multi-Family (2 - 50 affordable units)	10				
Single Family Rental (Non-profit/CLT)	5				
* Subsidized Single Family Ownership	10	10	10	10	
Special Needs/Supported Living	10				
* Average Resident Income: (select one)					
Below 30% AMI	15				
Below 60% AMI	10				
60-80% AMI	5	5	5	5	5
Additional Consideration:					
* Mixed Income (market rate + affordable)	5				
Non-profit developer or Community Land Trust	5	5	5	5	5
Total points for Tier I		20	20	20	20
TIER II - Eligibility Criteria for Additional Incentives, Fee Subsidies, and/or Funding					
* Term of Affordability: (select one)					
Perpetuity	20				
50 years	15				
21 - 49 years	10				
20 years	5				
Tied to sale of unit	3	3	3	3	3

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Capacity of Builder/Developer: (select all that apply)					
Financial capacity and past experience	up to 5	5	5	5	5
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 5	5	5	5	5
Project Readiness: (select all that apply)					
Site Control	5	0	0	0	0
Property Zoned for Proposed Use	2	2	2	2	2
Construction to begin with 180 days	3	3	3	3	3
Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5	0	0	0	0
Demonstrated * Return on Investment (ROI) to the County	up to 5	5	5	5	5
Total points for Tier II		23	23	23	23
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (select all that apply)					
Case Management	up to 5	5	4	5	
Educational Programs (Financial Literacy/Employment)	up to 5	4	5	4	
Proximity to medical, employment, shopping	up to 5	5	5	5	
Total points for Tier III		14	14	14	14
TIER IV - Bonus					
Project includes > 100 affordable units	15	0	0	0	0
Total points for Tier IV		0	0	0	0
Total points for Tiers I, II, III and IV		57	57	57	57
Recommendation of Review Team					
A score of 57 qualifies the applicant for Tier II Expedited Permitting; Impact Fee Waiver; up to 50% of requested subsidy; and other incentives. Habitat is not requesting fee subsidies. Recommend award of Expedited Permitting, Impact Fee waiver, and Land Donation of the requested parcel.					
* See Policy - Definitions					

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Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: Tanya Soholt, CEO Habitat for Humanity; Kitt Kanauss					
Project/Development Name: Habitat for Humanity 26155 Hapsburg Rd.					
Date of Application: 01.08.2026			Date of Review: 02.23.2026		
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU					
Incentives/Fee Subsidies/Funding Requested:					
<input checked="" type="checkbox"/> Expedited Permitting <input checked="" type="checkbox"/> Impact Fee Waiver <input checked="" type="checkbox"/> Land Donation <input type="checkbox"/> SHIP/HHR Funding <input type="checkbox"/> Utility Connection Fees <input type="checkbox"/> DRI Fees <input type="checkbox"/> Environmental Fees <input type="checkbox"/> *LGAO Local Government Contribution					
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Additional Consideration:					
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Non-profit developer or Community Land Trust	5	5	5	5	5
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TIER II - Eligibility Criteria for Additional Incentives, Fee Subsidies, and/or Funding					
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Tied to sale of unit	3	3	3	3	3

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Project Readiness: (select all that apply)					
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Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5	0	0	0	0
Demonstrated * Return on Investment (ROI) to the County	up to 5	5	5	5	5
Total points for Tier II		23	23	23	23
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (select all that apply)					
Case Management	up to 5	5	4	5	
Educational Programs (Financial Literacy/Employment)	up to 5	4	5	4	
Proximity to medical, employment, shopping	up to 5	5	5	5	
Total points for Tier III		14	14	14	14
TIER IV - Bonus					
Project includes > 100 affordable units	15	0	0	0	0
Total points for Tier IV		0	0	0	0
Total points for Tiers I, II, III and IV		57	57	57	57
Recommendation of Review Team					
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Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: Tanya Soholt, CEO Habitat for Humanity; Kitt Kanauss					
Project/Development Name: Habitat for Humanity 23141 Kellet					
Date of Application: 01.08.2026			Date of Review: 02.23.2026		
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU					
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Project/Development Name: Habitat for Humanity 26156 Scham Rd.					
Date of Application: 01.08.2026			Date of Review: 02.23.2026		
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU					
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