

Charlotte HOME

Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: HOUSING TRUST GROUP					
Date of Application:			10.07.2025		
Review Team: Rich Gromalski, CCHS; Shaun Cullinan, CCCD; Sandra Weaver, CCU					
Incentives Requested: ☒ Expedited Permitting ☒ Impact Fee Waiver ☐ Utility Fees ☐ Other Fees ☐ Density ☐ Land Donation ☒ Local Gov. Contribution ☐ Other					
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	Avg.
Multi-Family (51 - 100 affordable units)	15	15	15	15	
Multi-Family (2 - 50 affordable units)	10				
Single Family Rental (Non-profit/CLT)	5				
* Subsidized Single Family Ownership	10				
Special Needs/Supported Living	10				
Average Resident Income: (select one)					
Below 30% AMI	15				
Below 60% AMI	10	10	10	10	
60-80% AMI	5				
Additional Consideration:					
* Mixed Income (market rate + affordable)	5				
Non-profit developer or Community Land Trust	5				
Total points for Tier I		25	25	25	25
TIER II - Eligibility Criteria for Additional Incentives					
Term of Affordability:					
Perpetuity	20				
50 years	15	15	15	15	
21 - 49 years	10				
20 years	5				

Charlotte HOME

Tied to sale of unit	3				
Capacity of Builder/Developer:					
Financial capacity and past experience	up to 5	5	5	5	
Plan for maintenance and continued affordability	up to 5	5	5	5	
Project Readiness:					
Site Control	5	5	5	5	
Property Zoned for Proposed Use	2	2	2	2	
Construction to begin with 180 days	3	0	3	0	
Leveraged Investment:					
FHFC RFA or Tax Credit Project	5	5			
Demonstrated * Return on Investment (ROI) to the County	up to 5				
Total points for Tier II		37	35	32	35
TIER III - Eligibility Criteria for Additional Incentives					
(Select all that apply)					
Case Management	up to 5	5	5	5	
Educational Programs (Financial Literacy/Employment)	up to 5	5	5	5	
Proximity to medical, employment, shopping	up to 5	5	5	5	
Total points for Tier III		15	15	15	15
TIER IV - Bonus					
Project includes > 100 affordable units	15				
Total points for Tier IV		0	0	0	0
Total points for Tiers I, II, III and IV		77	75	72	75
Recommendation of Review Team					
Recommend: expedited permitting; impact fee waiver on 100% of units; local government contribution of \$340,000, contingent upon the award of FHFC RFA 2025-201.					