

## Prioritization Tool for Affordable Housing Incentives

**Applicant/Developer Name:** Community Assisted and Supported Living, Inc. (CASL)

**Project/Development Name:** Stillwater House

**Date of Application:** 05.20.2025

**Date of Review:** 06.11.2025

**Reviewers:** Rich Gromalski, CCHS; Jie Shao, CCCD; Sandy Weaver, CCU

**Incentives/Fee Subsidies/Funding Requested:**

☐ Expedited Permitting   
 ☐ Impact Fee Waiver   
 ☐ Land Donation   
 ✕ SHIP/HHR Funding  
☐ Utility Connection Fees   
 ☐ DRI Fees   
 ☐ Environmental Fees   
 ☐ \*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	10	10	10	
Single Family Rental (Non-profit/CLT)	5				
* Subsidized Single Family Ownership	10				
Special Needs/Supported Living	10				
<b>* Average Resident Income: (select one)</b>					
Below 30% AMI	15				
Below 60% AMI	10	10	10	10	
60-80% AMI	5				
<b>Additional Consideration:</b>					
* Mixed Income (market rate + affordable)	5				
Non-profit developer or Community Land Trust	5	5	5	5	
<b>Total points for Tier I</b>		25	25	25	25

### TIER II - Eligibility Criteria for Additional Incentives, Fee Subsidies, and/or Funding

**\* Term of Affordability: (select one)**

Perpetuity	20	20	20	20	
50 years	15				
21 - 49 years	10				
20 years	5				
Tied to sale of unit	3				

# Charlotte HOME

Rev. 02/11/2025

<b>Capacity of Builder/Developer: (select all that apply)</b>					
Financial capacity and past experience	up to 5	5	5	5	
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 5	5	4	5	
<b>Project Readiness: (select all that apply)</b>					
Site Control	5	5	5	5	
Property Zoned for Proposed Use	2	2	2	2	
Construction to begin with 180 days	3	3	3	3	
<b>Leveraged Investment: (select all that apply)</b>					
FHFC RFA or Tax Credit Project	5				
Demonstrated * Return on Investment (ROI) to the County	up to 5	5	4	5	
<b>Total points for Tier II</b>		45	43	45	44.33333333
<b>TIER III - Eligibility Criteria for Additional Incentives</b>					
<b>Additional Considerations: (select all that apply)</b>					
Case Management	up to 5	5	5	5	
Educational Programs (Financial Literacy/Employment)	up to 5	5	3	5	
Proximity to medical, employment, shopping	up to 5	5	5	5	
<b>Total points for Tier III</b>		15	13	15	14.33333333
<b>TIER IV - Bonus</b>					
Project includes > 100 affordable units	15				
<b>Total points for Tier IV</b>		0	0	0	0
<b>Total points for Tiers I, II, III and IV</b>		85	81	85	83.66666667
<b>Recommendation of Review Team</b>					
Refer to AHAC for recommendation to BCC					
* See Policy - Definitions					