

Charlotte HOME

Rev. 02/11/2025

Prioritization Tool for Affordable Housing Incentives						
Applicant/Developer Name: Wayne Taylor, Guardian Angels Ministries						
Project/Development Name: Guardian Angels Ministries - 14338 Rice Ave.						
Date of Application: 01.30.2026				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 checked="" type="checkbox"/> SHIP/HHR Funding <input checked="" type="checkbox"/> Utility Connection Fees <input checked="" type="checkbox"/> DRI Fees <input checked="" type="checkbox"/> Environmental Fees <input checked="" 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	0	0	0		
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		
Additional Consideration:						
* Mixed Income (market rate + affordable)	5					
Non-profit developer or Community Land Trust	5	0	0	0		
Total points for Tier I		5	5	5	5	
DID NOT MEET TIER I ELIGIBILITY; REVIEW STOPPED HERE.						
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					

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Capacity of Builder/Developer: (select all that apply)					
Financial capacity and past experience	up to 5				
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 5				
Project Readiness: (select all that apply)					
Site Control	5				
Property Zoned for Proposed Use	2				
Construction to begin with 180 days	3				
Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5				
Demonstrated * Return on Investment (ROI) to the County	up to 5				
Total points for Tier II		0	0	0	0
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (select all that apply)					
Case Management	up to 5				
Educational Programs (Financial Literacy/Employment)	up to 5				
Proximity to medical, employment, shopping	up to 5				
Total points for Tier III		0	0	0	0
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		5	5	5	5
Recommendation of Review Team					
Applicant's proposed development does not meet the definition of *Subsidized Single Family Ownership development. Designation as a Non-Profit Developer could not be established based on information provided (mission; experience). Having not met the minimum 20 points to qualify for Tier I incentives, Applicant is ineligible for the Charlotte HOME program. Recommend denial of application.					
* See Policy - Definitions					

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Prioritization Tool for Affordable Housing Incentives						
Applicant/Developer Name: Wayne Taylor, Guardian Angels Ministries						
Project/Development Name: Guardian Angels Ministries - 14348 Rice Ave.						
Date of Application: 01.30.2026				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 checked="" type="checkbox"/> SHIP/HHR Funding <input checked="" type="checkbox"/> Utility Connection Fees <input checked="" type="checkbox"/> DRI Fees <input checked="" type="checkbox"/> Environmental Fees <input checked="" type="checkbox"/> *LGAO Local Government Contribution						
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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		
Additional Consideration:						
* Mixed Income (market rate + affordable)	5					
Non-profit developer or Community Land Trust	5	0	0	0		
Total points for Tier I		5	5	5	5	5
DID NOT MEET TIER I ELIGIBILITY; REVIEW STOPPED HERE.						
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					

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Capacity of Builder/Developer: (select all that apply)					
Financial capacity and past experience	up to 5				
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 5				
Project Readiness: (select all that apply)					
Site Control	5				
Property Zoned for Proposed Use	2				
Construction to begin with 180 days	3				
Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5				
Demonstrated * Return on Investment (ROI) to the County	up to 5				
Total points for Tier II		0	0	0	0
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (select all that apply)					
Case Management	up to 5				
Educational Programs (Financial Literacy/Employment)	up to 5				
Proximity to medical, employment, shopping	up to 5				
Total points for Tier III		0	0	0	0
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		5	5	5	5
Recommendation of Review Team					
<p>Applicant's proposed development does not meet the definition of *Subsidized Single Family Ownership development. Designation as a Non-Profit Developer could not be established based on information provided (mission; experience). Having not met the minimum 20 points to qualify for Tier I incentives, Applicant is ineligible for the Charlotte HOME program. Recommend denial of application.</p>					
* See Policy - Definitions					

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Prioritization Tool for Affordable Housing Incentives						
Applicant/Developer Name: Wayne Taylor, Guardian Angels Ministries						
Project/Development Name: Guardian Angels Ministries - 26349 Deer Rd.						
Date of Application: 01.30.2026				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 checked="" type="checkbox"/> SHIP/HHR Funding <input checked="" type="checkbox"/> Utility Connection Fees <input checked="" type="checkbox"/> DRI Fees <input checked="" type="checkbox"/> Environmental Fees <input checked="" type="checkbox"/> *LGAO Local Government Contribution						
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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		
Additional Consideration:						
* Mixed Income (market rate + affordable)	5					
Non-profit developer or Community Land Trust	5	0	0	0		
Total points for Tier I		5	5	5	5	
DID NOT MEET TIER I ELIGIBILITY; REVIEW STOPPED HERE.						
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					
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Tied to sale of unit	3					

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Capacity of Builder/Developer: (select all that apply)					
Financial capacity and past experience	up to 5				
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 5				
Project Readiness: (select all that apply)					
Site Control	5				
Property Zoned for Proposed Use	2				
Construction to begin with 180 days	3				
Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5				
Demonstrated * Return on Investment (ROI) to the County	up to 5				
Total points for Tier II		0	0	0	0
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (select all that apply)					
Case Management	up to 5				
Educational Programs (Financial Literacy/Employment)	up to 5				
Proximity to medical, employment, shopping	up to 5				
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Total points for Tier IV		0	0	0	0
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Applicant/Developer Name: Wayne Taylor, Guardian Angels Ministries						
Project/Development Name: Guardian Angels Ministries - 18087 Garth Ave.						
Date of Application: 01.30.2026			Date of Review: 02.23.2026			
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU						
Incentives/Fee Subsidies/Funding Requested:						
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Construction to begin with 180 days	3				
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Additional Considerations: (select all that apply)					
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Educational Programs (Financial Literacy/Employment)	up to 5				
Proximity to medical, employment, shopping	up to 5				
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Project/Development Name: Guardian Angels Ministries - 26156 Scham Rd.						
Date of Application: 01.30.2026				Date of Review: 02.23.2026		
Reviewers: Rich Gromalski, HS; Shaun Cullinan, CD; Sandra Weaver, CCU						
Incentives/Fee Subsidies/Funding Requested:						
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