

Prioritization Tool for Affordable Housing Incentives

Applicant/Developer Name: Blue Sky Communities, LLC / Blue Luther 2, LLC

Project/Development Name: Blue Deep Creek Phase 2

Date of Application: 06.05.2026 (received)

Date of Review: 06.15.2026

Reviewer: Rich Gromalski, Human Services; Shaun Cullinan, Community Development; Sandra Weaver, Utilities

Incentives/Fee Subsidies/Funding Requested:

☐ Expedited Permitting
 ☒ Impact Fee Waiver
 ☐ Land Donation
 ☐ SHIP/HHR Funding
☒ Utility Connection Fees
☒ Permitting 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	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, 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

Capacity of Builder/Developer: (select all that apply)					
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	5	5	
Project Readiness: (select all that apply)					
Site Control	5	5	5	5	
Property Zoned for Proposed Use	2	2	2	2	
Construction to begin with 180 days	3	0	0	0	
Leveraged Investment: (select all that apply)					
FHFC RFA or Tax Credit Project	5	5	5	5	
Demonstrated * Return on Investment (ROI) to the County	up to 5	5	5	5	
Total points for Tier II		47	47	47	47
TIER III - Eligibility Criteria for Additional Incentives					
Additional Considerations: (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	4	4	4	
Total points for Tier III		14	14	14	14
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		86	86	86	86
Recommendation of Review Team					
Recommend Tier I incentives: Expedited Permitting and Impact Fee Waiver, contingent upon award of Local Government Contribution (LGC) and FHFC RFA 2026-201. Further recommend AHAC determine local preference for recommendation to BCC for LGC of \$340,000 LGAO loan, contingent upon award of FHFC RFA 2026-201.					
* See Policy - Definitions					