

Charlotte HOME

Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: Community Assisted and Supported Living (CASL) - Stillwater					
Date of Application:		11.09.2023			
Review Team: Rich Gromalski, Human Services Housing; Shaun Cullinan, Community Development; Sandy Weaver, Charlotte County Utilities					
Incentives Requested: x Impact Fee Waiver x Utility Fees o Other Fees x Density <input type="checkbox"/> Land Donation <input type="checkbox"/> Local Gov. Contribution <input type="checkbox"/> Other					
TIER I - Designation of Affordable Housing for Waiver of Impact Fees on Affordable Units					
Type of Housing: (select one)		Rev 1	Rev 2	Rev 3	Avg.
Multi-Family (> 100 affordable units)	25				
Multi-Family (10 - 100 affordable units)	20				
Multi-Family (2 - 10 affordable units; non-profit/CLT)	15				
Subsidized Single Family Ownership	15				
Special Needs/Supported Living	20	20	20	20	
Average Affordability of Units: (select one)					
60-80% AMI	10				
Below 60% AMI	15	15	15	15	
Below 30% AMI	20				
Additional Consideration:					
Non-profit developer or Community Land Trust	5	5	5	5	
Total points for Tier I		40	40	40	40
TIER II - Eligibility Criteria for Additional Incentives					
Term of Affordability: (select one)					
Perpetuity	25				
50 years	20				
21 - 49 years	15				
20 years	10	10	10	10	
Tied to sale of unit	5				

Charlotte HOME

Capacity of Builder/Developer:					
Financial capacity and past experience	up to 10	10	9	10	
Plan for maintenance and continued affordability	up to 10	10	9	8	
Project Readiness: (select all that apply)					
Site Control	5	5	5	5	
Property Zoned for Proposed Use	5	5	5	5	
Construction to begin with 180 days	5	5	5	5	
Leveraged Investment: (select one)					
Tax Credit Project	5				
Other	5	5	5		
Terms of Agreement (ROI)	up to 10			8	
Total points for Tier II		50	48	51	50
TIER III - Additional Considerations					
(Select all that apply)					
Case Management	5	5	5	5	
Financial Literacy/Employment/Educational Programs	up to 10	8	8	10	
Proximity to medical, employment, shopping	5	5	5	5	
Collaborative Venture	5	5	5		
Total points for Tier III		23	23	20	22
TIER IV - Bonus					
Project includes > 300 affordable units	15				
Total points for Tier IV		0	0	0	0
Total points for Tiers I, II, III and IV		113	111	111	112
Recommendation of Review Team					
Tier IV - eligible for exp. Permitting, impact fee waiver, 100% of eligible fee subsidies up to \$650,000. Density questions to be resolved with Community Development and granted if required.					