

# Charlotte HOME

Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: The Strategic Group - Sovereign Harbor West					
Date of Application:		11.20.2023			
Review Team: Rich Gromalski, Human Services Housing; Shaun Cullinan, Community Development; Sandy Weaver, Charlotte County Utilities					
Incentives Requested: <input checked="" type="checkbox"/> Impact Fee Waiver <input checked="" type="checkbox"/> Utility Fees <input checked="" type="checkbox"/> Other Fees <input type="checkbox"/> 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	20	20	20	
Multi-Family (2 - 10 affordable units; non-profit/CLT)	15				
Subsidized Single Family Ownership	15				
Special Needs/Supported Living	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				
Total points for Tier I		35	35	35	35
TIER II - Eligibility Criteria for Additional Incentives					
Term of Affordability: (select one)					
Perpetuity	25				
50 years	20	20	20	20	
21 - 49 years	15				
20 years	10				
Tied to sale of unit	5				

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<b>Capacity of Builder/Developer:</b>					
Financial capacity and past experience	up to 10	10	8	5	
Plan for maintenance and continued affordability	up to 10	10	10	10	
<b>Project Readiness: (select all that apply)</b>					
Site Control	5	5		5	
Property Zoned for Proposed Use	5	5	5	5	
Construction to begin with 180 days	5	5	5	5	
<b>Leveraged Investment: (select one)</b>					
Tax Credit Project	5	5	5	5	
Other	5				
Terms of Agreement (ROI)	up to 10				
<b>Total points for Tier II</b>		60	53	55	56
<b>TIER III - Additional Considerations</b>					
<b>(Select all that apply)</b>					
Case Management	5	5			
Financial Literacy/Employment/Educational Programs	up to 10	5	8	8	
Proximity to medical, employment, shopping	5	5	5	5	
Collaborative Venture	5	5			
<b>Total points for Tier III</b>		20	13	13	15
<b>TIER IV - Bonus</b>					
Project includes > 300 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>		115	101	103	106
<b>Recommendation of Review Team</b>					
Tier IV- eligible for impact fee waiver, expedited permitting, 100% requested fee subsidies up to \$650,000. Application must be signed by applicant and fee schedule submitted prior to presentation to BCC.					