

Charlotte HOME

Prioritization Tool for Affordable Housing Incentives					
Applicant/Developer Name: St. Vincent DePaul CARES, Inc.					
Date of Application: 11.21.2023			Dated of Review: 02.28.2024		
Review Team: Rich Gromalski, CCHS; Sandra Weaver, CCU; Shaun Cullinan, CCCD					
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 checked="" 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	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	25	25	25	
50 years	20				
21 - 49 years	15				
20 years	10				
Tied to sale of unit	5				

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Capacity of Builder/Developer: (select all that apply)					
Financial capacity and past experience	up to 10	10	10	8	
Plan for maintenance and continued affordability	up to 10	10	10	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				
Leveraged Investment: (select one)					
Tax Credit Project	5				
Other	5	5	5	5	
Terms of Agreement (ROI)	up to 10				
Total points for Tier II		60	60	56	59
TIER III - Additional Considerations					
(Select all that apply)					
Case Management	5	5	5	5	
Financial Literacy/Employment/Educational Programs	up to 10	10	10	7	
Proximity to medical, employment, shopping	5	5	5	5	
Collaborative Venture	5				
Total points for Tier III		20	20	17	19
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		120	120	113	118
Recommendation of Review Team					
<p>Recommend impact fee waiver on all 30 units (approx. \$156K) and full Tier IV subsidies not to exceed \$650,000. Requested density not required. Estimated fees eligible for subsidy total: \$570K and include utility connection, environmental, and permit fees. Contingent upon the award of the FHFC RFA 2024-102 SAIL and HOME ARP for PSH for Persons with Special Needs.</p>					