

<b>Evaluation Criteria: Rental Housing</b>	<b>Maximum Points</b>
	<b>210</b>
<b>Readiness to Proceed</b>	<b>40</b>
<p><i>Site control:</i> Applicant provided evidence of site control that clearly identifies all parcels in the development. Site control options include any of the following: deed to property demonstrating fee simple ownership; ground lease with a term no less than 30 years; or a purchase contract with a minimum 4-month term beyond the date of the application.</p>	10
<p><i>Entitlement:</i> Applicant demonstrated that the proposed project is entitled and consistent with the approved zoning. Proof of entitlement options include any of the following: a rezoning approval letter from the Albemarle County Community Development Department (CDD); a copy of the approved site plan; or a copy of the building permits issued for the project.</p>	10
<p><i>Project Financing Plan:</i> Applicant indicated they have secured sufficient project funding from other sources to complete the project.</p>	10
<p><i>Construction Schedule:</i> Based on the construction schedule provided by the applicant, there is a strong likelihood the project will commence within 120 days of AHIF award.</p>	10
<b>Capacity &amp; Experience of Development Team</b>	<b>50</b>
<p><i>Development Experience:</i> All members of the Development team demonstrated a record of success working with Albemarle County or other jurisdictions including, at a minimum: taking projects through a community process and obtaining entitlement approvals; applying for and receiving Low Income Housing Tax Credits and Historic Tax Credits (if applicable); applying for and receiving federal funds (if applicable); closing on debt and equity financing; and a strong history of</p>	10

loan repayments.	
<i>Project Completions:</i> Applicant demonstrated the development team has a strong track record of completing projects on budget and on schedule.	10
<i>Green Design Construction:</i> Development team demonstrated extensive experience in green design construction with at least two (2) of the following programs: LEED Platinum certification, EarthCraft Platinum Certification, Net Zero Energy Ready Certification, Net Zero Energy Certification, Zero Carbon Certification, or Passive House Certification.	10
<i>Property Management:</i> The applicant submitted a property management plan that clearly outlines how the property will be managed including, but not limited to: tenant selection plan/tenant screening guidelines; adherence to federal regulations (where applicable) such as occupancy standards, Violence Against Women Act, tenant preferences, charges for services/facilities, late fees and returned check fees, security deposit guidelines, unit inspection schedules, maintenance practices, and/or provision of resident services.	10
<i>Fiscal &amp; Organizational Health:</i> Applicant is fiscally and organizationally sound. Applicant supplied latest audited financial statements or equivalent, and the audit had no findings.	10
<b>Project Budget</b>	<b>60</b>
<i>Financing Plan:</i> Financing plan is sound, reasonable and creative, and includes competitive and/or outside sources. All funding from outside sources has been committed.	10
<i>Financing gap:</i> AHIF request represents minimum gap financing needed.	10
<i>Project Budget:</i> The project budget is clear, accurate, and thorough.	10
<i>Project Pro Forma:</i> The applicant provided a 30-year pro forma as an active Excel spreadsheet that	10

demonstrates a viable project. The pro forma includes reasonable assumptions and escalation factors; project income consistently exceeds expenses and debt service payments.	
<i>AHIF Cost per Unit:</i> Requested funding amount is less than or equal to \$30,000 per unit.	10
<i>Leveraging of outside funds:</i> AHIF funding request is less than or equal to 25% of total project costs	10
<b>County Priorities</b>	<b>60</b>
<i>Consistency with County Policies:</i> The proposed project is consistent with some or all Albemarle County policies and objectives including: Housing Albemarle, the AC44 Comprehensive Plan, Sector Plans, and/or Small Area Plans	5
<i>Strategic Priorities:</i> The proposed project addresses at least one of the Board of Supervisors' Strategic Plan goals.	5
<i>Long-Term Affordability:</i> The development team has communicated a strategy for achieving permanent (90-year) affordability	10
<i>Priority Households:</i> Proposed project will serve the housing needs of at least one of the County's target household types: households experiencing homelessness or at risk of homelessness, seniors (aged 65+); families with children under the age of 6 years; or persons with disabilities.	10
<i>Energy Efficiency:</i> Applicant has communicated an effective strategy to achieve a high level of energy efficiency for the completed project.	10
<i>Affordable Units:</i> The project reserves 20% or more of total rentals units for households with incomes at or below 60% AMI.	10
<i>Permanent Supportive Housing:</i> Project includes units reserved for Permanent Supportive Housing	5
<i>Accessibility:</i> Project includes affordable units that are accessible as per ADA and ANSI, or UFAS standards	5

Evaluation Criteria: Owner-Occupied Housing	Maximum Points
	185
<b>Readiness to Proceed</b>	<b>40</b>
<p><i>Site control:</i> Applicant provided evidence of site control that clearly identifies all parcels in the development. Site control options include any of the following: deed to property demonstrating fee simple ownership; or a purchase contract with a minimum 4-month term beyond the date of the application.</p>	10
<p><i>Entitlement:</i> Applicant demonstrated that the proposed project is entitled and consistent with the approved zoning. Proof of entitlement options include any of the following: a rezoning approval letter from the Albemarle County Community Development Department (CDD); a copy of the approved site plan; or a copy of the building permits issued for the project.</p>	10
<p><i>Project Financing Plan:</i> Applicant demonstrated they have secured sufficient project funding from other sources to complete the project.</p>	10
<p><i>Construction Schedule:</i> Based on the construction schedule provided by the applicant, there is a strong likelihood the project will commence within 120 days of AHIF award. Intention to apply for Low Income Housing Tax Credit financing during next application round qualifies for maximum points.</p>	10
<b>Capacity &amp; Experience of Development Team</b>	<b>40</b>
<p><i>Development Experience:</i> All members of the Development team demonstrated a record of success working with Albemarle County or other jurisdictions including, at a minimum: taking projects through a community process and obtaining entitlement approvals; applying for and receiving federal funds (if applicable); closing on debt and equity financing; and a strong history of loan repayments.</p>	10
<p><i>Green Design Construction:</i> Development team demonstrated extensive experience in green design</p>	10

construction with at least two (2) of the following programs: LEED Platinum certification, EarthCraft Platinum Certification, Net Zero Energy Ready Certification, Net Zero Energy Certification, Zero Carbon Certification, or Passive House Certification.	
<i>Project Completions:</i> Applicant demonstrated the development team has a strong track record of completing projects on budget and on schedule.	10
<i>Fiscal &amp; Organizational Health:</i> Applicant is fiscally and organizationally sound. Applicant supplied latest audited financial statements or equivalent, and the audit had no findings.	10
<b>Project Budget</b>	<b>50</b>
<i>Financing Plan:</i> Financing plan is sound, reasonable and creative, and includes competitive and/or outside sources.	10
<i>Financing gap:</i> AHIF request represents minimum gap financing needed.	10
<i>Project Budget:</i> The project budget is clear, accurate, and thorough.	10
<i>AHIF Cost per Unit:</i> Requested funding amount is less than or equal to \$30,000 per unit.	10
<i>Leveraging of outside funds:</i> AHIF funding request is less than or equal to 25% of total project costs	10
<b>County Priorities</b>	<b>55</b>
<i>Consistency with County Policies:</i> The proposed project is consistent with some or all Albemarle County policies and objectives including: Housing Albemarle, the AC44 Comprehensive Plan, Sector Plans, and/or Small Area Plans	5
<i>Strategic Priorities:</i> The proposed project addresses at least one of the Board of Supervisors' Strategic Plan goals.	5
<i>Housing Affordability Period:</i> The development team has communicated a strategy for achieving permanent (90-year) affordability	10
<i>Priority Households:</i> Proposed project will serve the housing needs of at least one of the County's target	10

household types: households experiencing homelessness or at risk of homelessness, seniors (aged 65+); families with children under the age of 6 years; or persons with disabilities.	
<i>Energy Efficiency:</i> Applicant has communicated an effective strategy to achieve a high level of energy efficiency for the completed project.	10
<i>Affordable Units:</i> The project reserves 20% or more of total units for sale for households with incomes at or below 80% AMI.	10
<i>Accessibility:</i> Project includes affordable units that are accessible as per ADA and ANSI, or UFAS standards	5

Evaluation Criteria: Affordable Housing Preservation and Rehabilitation	Maximum Points
	130
<b>Readiness to Proceed</b>	20
<i>Project Financing Plan:</i> Applicant demonstrated they have secured sufficient project funding from other sources to complete the project.	10
<i>Project Schedule:</i> Based on the construction schedule provided by the applicant, there is a strong likelihood the project will commence within 120 days of AHIF award.	10
<b>Capacity &amp; Experience of Development Team</b>	30
<i>Team Experience:</i> All members of the project team have demonstrated a record of success working with Albemarle County or other jurisdictions including, at a minimum: completing projects of a similar scope and size; and applying for and receiving federal funds (if applicable).	10
<i>Project Completions:</i> Applicant demonstrated the development team has a strong track record of completing projects on budget and on schedule.	10
<i>Fiscal &amp; Organizational Health:</i> Applicant is fiscally and organizationally sound. Applicant supplied latest audited financial statements or equivalent, and the audit had no findings.	10
<b>Project Budget</b>	50
<i>Financing Plan:</i> Financing plan is sound, reasonable and creative, and includes competitive and/or outside sources.	10
<i>Financing gap:</i> AHIF request represents minimum gap financing needed.	10
<i>Project Budget:</i> The project budget is clear, accurate, and thorough.	10
<i>AHIF Cost per Unit:</i> Requested funding amount is less than or equal to \$30,000 per unit.	10
<i>Leveraging of outside funds:</i> AHIF funding request is less than or equal to 25% of total project costs	10

County Priorities	30
<p><u>Consistency with County Policies:</u> The proposed project is consistent with some or all Albemarle County policies and objectives including: Housing Albemarle, the AC44 Comprehensive Plan, Sector Plans, and/or Small Area Plans</p>	5
<p><u>Strategic Priorities:</u> The proposed project addresses at least one of the Board of Supervisors' Strategic Plan goals.</p>	5
<p><u>Priority Households:</u> Proposed project will serve the housing needs of at least one of the County's target household types: households experiencing homelessness or at risk of homelessness, seniors (aged 65+); families with children under the age of 6 years; or persons with disabilities.</p>	10
<p><u>Energy Efficiency:</u> Applicant has communicated an effective strategy to achieve a high level of energy efficiency for the completed project.</p>	10