

2018 CHAMP 12 Rating and Ranking Criteria

Applicant Name: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Project Location: \_\_\_\_\_

Project #: \_\_\_\_\_  
 Date of Review: \_\_\_\_\_  
 Reviewer: \_\_\_\_\_

Section and/or Exhibit	Title	Point Calculation	Explanation of Points Calculation	Max Possible Points	Actual Points	Additional Scoring Info	Comments	
<b>Affordability, Marketability, and Fair Housing</b>								
4.3.c, 5.1, and Mrkt Asmnt	Marketability	Provide points based on demonstrated demand for the project. All documentation submitted must have been completed w/in 12 months.	Marketability demonstrated	15	15	To receive points the application must demonstrate market demand for all units, including affordable, non-restricted, and commercial units. <b>NOTE: DOH may eliminate applications for threshold purposes where there are significant marketability concerns.</b>		
			Substantial likelihood of demand & marketability but some financial feasibility/pricing concerns	4				
			Market demand and absorption rate concerns/issues that significantly impact proposed financing and unit sales	-10				
4.2 and DOH Website	Availability of Affordable Housing	Provide points if the project is located in a municipality where there is less than 10% affordable housing as identified in the Affordable Housing Appeals List. Points will be only be awarded for the creation or preservation of units with 2 or more bedrooms.	Award 2 points for every 4 units of non-age restricted housing created or preserved, up to a maximum of 16 points.	16	16			
4.10 and Proj. Narr.	Reduction of Affordable Units	Does the proposed development result in a reduction in the overall number or size of existing affordable housing units?	Reduce the scoring if there is an overall reduction in the number or size (square footage and bedroom count) of existing affordable housing units	-15	0			
4.3.a	Length of Affordability	Points will be awarded based on the proposed affordability in excess of programmatic minimums.	Greater than 35 year affordability period	10	10			
			25-35 year affordability period	5				
5.1	Percentage of Extremely Low Income	Does the project target extremely low income households? <b>**SEE NOTE BELOW</b>	more than 15% and up to 20%	8	8	Add all units restricted for extremely low income households and divide by total units in the project. Extremely low income means households earning up to and including 30% AMI.		
			more than 10% and up to and including 15%	5				
			5% or more up to and including 10%	3				
			30% or more	-5				
5.1	Percentage of Very Low Income	Does the project target very low income households? <b>**SEE NOTE BELOW</b>	more than 25% and up to and including 30%	8	8	Add all units restricted for very low income households and divide by total units in the project. Very low income means households earning 30% AMI or more up to and including 50% AMI		
			more than 15% and up to and including 25%	5				
			5% or more up to and including 15%	3				
9.1 Fair Hsg Impacts Form	Fair Housing Goals	Does the proposed development affirmatively further fair housing by meeting the standards described in this section?	Up to 6 points if the project provides a type of tenure that is under-represented in the census tract (i.e. 2 points if the existing percentage of rental housing in the census tract is between 30-45%, inclusive; 4 points if between 15-30%, inclusive; and 6 points if under 15%)	6	6	Award points in each category if applicant clearly demonstrates that it meets the stated objective (including detailed information regarding the census tract, neighborhood, and/or municipality (as applicable) in which the project would be located). <b>NOTE: DOH maintains the discretion not to award points in any of these categories if the effect of the project would be to exacerbate the geographic concentration of low-income households within the applicable census tract or municipality or portion thereof.</b>		
			At least 20% of a project's units are large family units (3+ bedrooms)	6				6
			The project is new construction without age restrictions -- award 3 points for every 4 units of non-age restricted housing, up to a maximum of 9 points.	9				9
			The project preserves an existing SSHP property (with or without age restrictions)	6				6
DOH Website	Areas of Opportunity	Up to 14 points will be awarded based on project location as defined by the DOH website Opportunity Mapping.	Very High	14	14	DOH maintains the discretion to modify the points in this category based on specific project details if the scoring does not properly reflect location opportunity.		
			High	10				
			Moderate	4				
4.2.b	Percentage of Supportive Housing Units	Points will be awarded based on the <u>percentage</u> of supportive housing units located within the proposed development that are made available to homeless or at risk individuals or families. <b>**SEE NOTE BELOW</b>	more than 10% up to and including 20%	8	8	The owner/developer must have a written agreement in place with a supportive housing service provider identifying the specific number of supportive housing units to be served. The units must be affordable to families earning less than 25% AMI. To receive points, the supportive housing service funding must be provided through an independent third party and not through income generated from project operations.		
			equal to or greater than 5% up to and including 10%	5				
<b>**Note to Low Income and Supportive Housing Point Categories:</b> Applicants may only receive maximum points for two of the following categories: Percentage of Extremely Low Income, Percentage of Very Low Income, and Percentage of Supportive Housing Units. DOH will provide points for the two highest categories if an application is eligible under all three categories. Note that the same units cannot be used to qualify for both Percentage of Extremely Low and Supportive Housing Units.								
Project Need: Total Points=				106	106			

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Applicant Capacity						
3.1	Relevant Housing Experience	Does the application demonstrate that the development team has the requisite experience to complete the development in a timely manner and within budget?	Experience with affordable residential projects and substantially all closed/completed on time and within budget.	20	20	Award points based on the development team members' apparent capacity to close and complete affordable housing development projects on time and within budget. <b>NOTE: DOH may eliminate applications for threshold purposes where there is a significant concern regarding any development team member.</b>
			Experience with market rate residential projects and substantially all completed on time and within budget.	16		
			Residential development experience but with some closing/completion problems.	8		
			Development experience but either (a) lacking residential development experience (affordable or otherwise) or (b) one or more team members is involved in at least 8 DOH projects that have not closed on construction financing (as of the application deadline)	0		
			Record indicates development team member(s) have had numerous closing or completion problems in past.	-15		
<b>Applicant Capacity: Total Points=</b>				<b>20</b>	<b>20</b>	

Project Feasibility and Readiness to Proceed								
4.9.a and 4.9.b	Status of Construction Documents	Points will be awarded based on the completeness of construction documents, including architectural drawings and contract specifications.	Over 90% construction documents (including bid documents) completed	10	10	ARCHITECTURAL STAFF TO PROVIDE SCORE		
4.6 and 4.8.a	Zoning	Has the applicant received full zoning approval for the specific project being applied for? "Full zoning approval" means zoning "as of right", or documented approval of all conditions identified in ConApp Section 4.7. Conditional approval is a threshold.	Full approval of zoning	6	6	DOH DEVELOPMENT STAFF TO PROVIDE SCORE. To receive maximum points for full zoning approval, any conditions set forth in the zoning approval must be limited to routine zoning and/or planning requirements. 2 points will be awarded for applications with conditions that raise minor feasibility concerns.		
			Approval with Conditions	2				
4.4	Historic Tax Credit Level of Commitment	Does the project include a Part 2 approval from the State Historic Preservation Office (SHPO) for the proposed State and/or Federal Historic Tax Credits?	Historic Tax Credit Part 2 approval has been obtained	6	6	The architectural plans on which the Part 2 approval is based must be the plans submitted under the DOH funding request.		
6.5	Leveraging	What is the percentage of DOH's investment vs. TDC? Other state funds, including but not limited to Urban Act, Brownfields, HTCC, State Historic Tax Credits, and CRDA, are not considered leverage for the purposes of this scoring category.	0 -20%	10	10	Divide DOH investment by TDC (less other state funds) and input score based on percentage. Use Exhibit 6.5 - Sources of Funds: Permanent Sources.		
			greater than 20% but < 30%	8				
			greater than 30% but < 50%	6				
			greater than 50%	0				
4.2 and 6.5	DOH Cost Per Unit	Points will be awarded based on the cost per DOH assisted unit. Applications will be scored on whether the project is rehabilitation or new construction. Conversion of properties from non-housing to housing is considered new construction. If projects include both rehabilitation and new construction, the costs need to be calculated for each and an average score provided. Points will be calculated on the housing portion of costs only. The ConApp requires that all commercial related costs be identified and broken out in the Development Budget.	<b>Rehabilitation projects</b>		15	Divide DOH investment by the number of DOH units. Use the "Number of DOH Restricted Units" which the applicant specified in the ConApp. Gut rehabilitation of existing unoccupied units and/or conversion of non-residential space into residential space is new construction for the purposes of this category. To allow for variations in costs under specific circumstances, the 10% adjustment factors described herein will be used. All applicable factors can be used in the calculation of ranges: (a) developments located in Fairfield County, (b) developments under 12 units located in Very High or High areas of opportunity or in a municipality with 10,000 or fewer residents, (c) developments triggering either state or federal prevailing wages, (d) up to a factor of 10% will be added to each range for the percent of 3+ bedroom units in each proposal. <b>EXAMPLE:</b> The point categories for a new 10-unit construction proposal that includes prevailing wages and 5 3-bedroom units will be adjusted as follows: \$75,000 x 1.1 x 1.05 = \$86,625 max, \$125,000 x 1.1 x 1.05 = \$144,375 max, \$175,000 x 1.1 x 1.05 = \$202,125 max, \$250,000 x 1.1 x 1.05 = \$288,750 max. <b>NOTES: DOH may make additional adjustments based on unavoidable and reasonable high costs associated with a specific development. In addition, DOH may eliminate applications for threshold purposes where the DOH subsidy per unit raises significant concerns.</b>		
			Up to and including \$50,000/DOH Unit	15				
			Above \$50,000 and up to and including \$75,000/DOH Unit	10				
			Above \$75,000 and up to and including \$100,000/DOH Unit	5				
			Above \$100,000 and up to and including \$150,000/DOH Unit	0				
			Above \$150,000 and up to and including \$175,000/DOH Unit	-5				
			Above \$175,000 and up to and including \$200,000/DOH Unit	-10				
			Above \$200,000 and up to and including \$275,000/DOH Unit	-15				
			Above \$275,000 per DOH Unit	-20				
			<b>New Construction</b>					
			Up to and including \$75,000/DOH Unit	15				
			Above \$75,000 and up to and including \$100,000/DOH Unit	10				
			Above \$100,000 and up to and including \$125,000/DOH Unit	5				
			Above \$125,000 and up to and including \$175,000/DOH Unit	0				
			Above \$175,000 and up to and including \$200,000/DOH Unit	-5				
			Above \$200,000 and up to and including \$225,000/DOH Unit	-10				
			Above \$225,000 and up to and including \$300,000/DOH Unit	-15				
Above \$300,000 per DOH Unit	-20							
			<b>Rehabilitation projects</b>		15	Divide the Total Development Cost by the total number of units. Gut rehabilitation of existing unoccupied units and/or conversion of non-residential space into residential space is new construction for the purposes of this category. To allow for variations in costs related to land acquisition, prevailing wages, location, and bedroom size, the 10% adjustment factors described herein will be used. All applicable factors can be used in the calculation of ranges: (a) developments located in Fairfield County, (b) developments under 12 units located in Very High or High areas of opportunity or in a municipality with 10,000 or fewer residents, (c) developments triggering either state or federal prevailing wages, (d) up to a factor of 10% will be added to each range for the percent of 3+ bedroom units in each proposal. <b>EXAMPLE:</b> The point categories for a new 10-unit construction proposal that includes prevailing wages and 5 3-bedroom units will be adjusted as follows: \$75,000 x 1.1 x 1.05 = \$86,625 max, \$125,000 x 1.1 x 1.05 = \$144,375 max, \$175,000 x 1.1 x 1.05 = \$202,125 max, \$250,000 x 1.1 x 1.05 = \$288,750 max. <b>NOTES: DOH may make additional adjustments based on unavoidable and reasonable high costs associated with a specific development. In addition, DOH may eliminate applications for threshold purposes where the total cost per unit raises significant concerns.</b>		
Up to and including \$100,000 per unit	15							
Above \$100,000 and up to and including \$150,000 per unit	10							
Above \$150,000 and up to and including \$200,000 per unit	7							
Above \$200,000 and up to and including \$250,000 per unit	0							
Above \$250,000 and up to and including \$300,000 per unit	-7							
Above \$300,000 per unit	-15							
<b>New Construction</b>								
Up to and including \$150,000 per unit	15							
Above \$150,000 and up to and including \$200,000 per unit	10							
Above \$200,000 and up to and including \$250,000 per unit	7							
Above \$250,000 and up to and including \$300,000 per unit	0							
Above \$300,000 and up to and including \$350,000 per unit	-7							
Above \$350,000 and up to and including \$400,000 per unit	-15							
Above \$400,000 per unit	-20							
<b>Project Feasibility and Readiness to Proceed: Total Points=</b>				<b>62</b>			<b>62</b>	

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Responsible Growth and Livability Initiatives						
14.3 and 4.7.a.	Transit Oriented Development - Connectivity to Public and Mass Transit Sources	Is the proposed development within walking distance of public and mass transit sources? All measurements should be actual walking distances rather than map distances.	within 1/2 mile of multi-modal options for transit (2 or more modes, i.e., rail transit station, regular all-day bus transit stops to major employment centers, all-day ferry station, etc.) OR within 1/4 mile of regular all-day bus transit stops to major employment centers	10	10	DOH DEVELOPMENT STAFF TO PROVIDE SCORE. Award points based on the proximity of the proposed development to public and mass transit. Proposed transit projects that are underway may also be considered.
			within 1/2 mile of one major transit mode - rail transit, regular all-day bus transit service to major employment centers, or similar service	6		
			within 1/2 mile of one minor transit mode - peak-time bus or rail service.	4		
4.3.a Proj. Narr.	Tenant Services	Proximity to a concentration of resident related services/amenities, including but not limited to recreational areas, green spaces, government offices, grocery stores and other retail businesses, entertainment venues, medical and professional offices.	Award 6 points if criteria satisfied	6	6	Provide 5 points if the project site is within a safe walking distance (not more than 1/4 mile) of community services and amenities. Partial points may be awarded for proximity to fewer amenities.
4.3.a Proj. Narr.	Environmental Justice	Are there properties or activities in the vicinity of the project that are reasonably likely to significantly and adversely impact the health and/or safety of residents (e.g. waste disposal facility, sewage treatment facility, other significant sources of harmful emissions or noise pollution, properties with high concentrations of hazardous substances, areas with a high incidence of crime)?	Reduce the scoring by 15 points if significant environmental concerns raised	-15	0	An application for a project in which more than 50% of the units are proposed to be affordable will be reduced by up to 15 points if the project location is negatively impacted by its proximity to facilities, land uses and other activities that raise significant noise, sound, smell, or other environmental concerns, if such negative impacts are not effectively mitigated. <b>NOTE: DOH maintains the discretion to subtract points in this categories if the effect of this project would be to exacerbate the geographic concentration of low-income households within the applicable census tract or municipality or portion thereof.</b>
4.3.a and 4.2	Community/ Neighborhood Impact	Points will be provided if the proposed development includes mixed-use development. To receive points, the development must include dedicated space for non-residential uses such as office, retail, commercial, educational etc.	Yes	6	6	Projects that propose mixed-uses rather than a single land use will be awarded points. Points will only be awarded if the non-residential space will be occupied by a party other than the developer or any related entity pursuant to market rate lease terms.
			No	0		
4.2.a and 5.1	Community/ Neighborhood Impact	Is the project a mixed-income development, meaning a portion of the units are not income restricted and the projected rents of the non-restricted units are targeted to income levels substantially higher than the restricted units?	At least 20% and up to and including 40% of units are not income restricted	8	12	Award points based on the percentage of non-income restricted units if the percentage of non-restricted units fall within the identified ranges AND such units are projected to have substantially higher rents than the restricted units.
			Above 40% and up to and including 60% of units are not income restricted	12		
			Above 60% and up to and including 80% of units are not income restricted	8		
4.7	Community/ Neighborhood Impact	Does the project include an approved zone change or an overlay district designation that will enable mixed-use development in the present and in the future in the project site and /or in the surrounding area, such as a housing incentive zone?	Yes	2	2	DOH encourages adoption of mixed-use zones in municipal planning and zoning guidelines either through conversion of single uses or other tools such as overlay zones.
			No	0		
4.1	Community/ Neighborhood Impact	Does the application contain a letter of support from the municipality's Chief Elected Official or other state or local officials?	Yes	2	2	
			No	0		
4.3.a, 4.4 and 4.5.b	Reuse/ Rehabilitation Characteristics and Infrastructure Capacity	Can the project/project site be served by existing public utility services OR is the proposed development located in a Very High or High opportunity census tract?	Yes	0	0	
			No	-4		
		Will the project be situated on previously undeveloped land, raw land or a "greenfield" in a census tract that is not identified as a Very High or High area of opportunity?	Yes	-4	0	DOH DEVELOPMENT STAFF TO PROVIDE SCORE
			No	0		
			Does the project include the reuse and rehabilitation of suitable formerly developed vacant land or abandoned properties OR does the project reuse or rehabilitate any designated historic property (appearing on the National Register of Historic Places, State Register or a designated Local Historic property) ?	6 points if both	6	
2 points if vacant/abandoned property	2					
4 points if historic designated property	4					
4.8.e	Sustainable Development	The State encourages the incorporation of sustainable development standards into all project designs. These standards include green building standards, alternate energy sources, water conservation, and land conservation, and energy conservation.	The project design includes LEED, ASTM, Green Globes or other comparable best management practices/standards for green building design.	6	6	ARCHITECTURAL STAFF TO PROVIDE SCORE. Award 3 points if the application and construction documents clearly demonstrate that these standards are met.
			The project design includes alternative energy sources such as wind, solar, hydro, etc., with sufficient savings in operating costs to justify the initial investment.	6	6	ARCHITECTURAL STAFF TO PROVIDE SCORE
4.3.a	Leveraging Investment	Is the project located in a census tract where other state or municipal housing, economic, community development, or other funding is planned or underway?	Yes	6	6	Evidence/explanation must be provided.
			No	0		

Responsible Growth and Livability Initiatives: Total Points =

62

Scoring Summary			
Affordability, Marketability, and Fair Housing	106		0.0%
Applicant Capacity	20		0.0%
Project Feasibility and Readiness to Proceed	62		0.0%
Responsible Growth and Livability Initiatives	62		0.0%
<b>Application Score</b>	<b>250</b>		0.0%

**DOH will use the following tiebreakers in the order listed if two proposals have equal scores:**

- 1 Resident Participation Agreements - to be used only if two Housing Authority developed or sponsored applications are tied. Not to be used as a tiebreaker between HA and Non-Housing Authority proposals. For development applications that fall under the applicability of the resident participation requirements of Connecticut Public Act 11-72, applications that have a signed agreement for resident participation in place will be given priority over proposals which do not have a signed agreement for such developments.
- 2 Highest Project Affordability, Marketability, and Fair Housing Score
- 3 Highest Project Responsible Growth and Livability Initiatives Score
- 4 Highest Project Feasibility and Readiness to Proceed Score
- 5 Highest Project Applicant Capacity Score

*The results of the evaluation and Rating and Ranking of applications and all final determinations regarding the selection of projects for funding will be determined at the sole discretion of the Commissioner of DOH.*