

DOH CHAMP 8 Rating and Ranking Criteria

October 2, 2015

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
Affordability, Marketability, and Fair Housing							
4.3.4, 5.1, and Mrkt Asmnt	Marketability	Provide points based on demonstrated demand for the project. All documentation submitted must be current (completed with the previous 12 months).	Below market rents and/or marketability demonstrated	10		Does the application demonstrate demand for all units? To receive points the application must document this status with quantifiable information. The applicant should demonstrate that marketability exists for all units, not just the DOH restricted units.	
			Demonstration of marketability but financial feasibility concerns	2			
			Significant Marketability Concerns	-5			
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 new construction development of units with 2 or more bedrooms "family housing".	1) Development of 5-14 units of family housing	10		Award points based on the number of family housing units being created. If 20%, but not less than 3 units, of family housing units are 3 bedrooms or more, and the application qualifies for points under categories 3 or 4, then the proposal will receive an additional 2 points.	
			2) Development of 15 units or more of family housing	12			
			3) Large bedroom bonus	14			
4.3.a Proj. Narr.	Reduction of Affordable Units	Does the proposed development result in a reduction in the overall number, type, or style of existing affordable housing units.	Reduce the scoring by 10 points if there is an overall reduction in the number or size (square footage and bedroom count) of existing affordable housing units	-10			
4.1.a	Length of Affordability	Points will be awarded based on the proposed affordability in excess of programmatic minimums.	Greater than 30 year affordability period	8		Award points based on affordability period.	
			20-30 year affordability period	6			
5.1	Percentage of Extremely Low Income	Does the project target extremely low income households? **SEE NOTE BELOW	more than 20% and up to 30%	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 15% and up to 20%	6			
			5% up to 15%	4			
	Percentage of Very Low Income		Does the project target very low income households? **SEE NOTE BELOW	more than 25% of total units	5		
more than 15% and less than 25%		4					
9.1 Fair Hsg Impacts Form	Fair Housing Goals	Does the proposed development address achieving Fair Housing Goals by meeting the following standards?	Project provides a type of tenure that is under-represented in the census tract (ownership, rental, cooperative, etc.)	6		Award points per each category if applicant has submitted information which clearly documents that the proposal addresses the stated objective. The application must clearly demonstrate that these fair housing goals are supported based on specific and detailed information regarding the census tract, neighborhood, and/or municipality in which the project would be located.	
			Provides that at least 20% of a project's units are large family units (3+ bedrooms)	6			
			Project serves an income range that is under-represented in the census tract	6			
			Project location promotes diversity/economic integration	6			
4.3.8	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. **SEE NOTE BELOW	More than 10% up to 20%	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.	
			greater than 5% up to 10%	5			

****Note to Low Income and Supportive Housing Point Categories:** Applicants may only receive points for a maximum of 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 Possible Points= 77 0

Applicant Capacity

3.1	Relevant Housing	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 housing projects and all closed/completed on time and within budget.	9		Award points based on the development team members' prior record of completing affordable housing development projects and whether such projects were completed on time and within budget.	
			Experience with affordable housing projects but have experienced some timely completion issues.	4			
	Lack of experience with affordable housing projects <u>or</u> experienced but with closing/completion problems.		0				
	Record indicates development team member(s) had closing or completion problems in past.		-5				
Experience							

Applicant Capacity: Total Points Possible= 9 0

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Project Feasibility and Readiness to Proceed							
4.8.c and 4.8.d	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	14		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 4.6. Conditional approval is a threshold.	Full approval of zoning	4		DOH DEVELOPMENT STAFF TO PROVIDE SCORE	
6.5	Commitments for Financing	How firm are the funding sources (excluding CHFA financing, state and federal tax credit proceeds, and DOH funds)? Points will only be awarded for this category if these funding sources account for at least 50% of Total Development Costs.	Firm commitments equal or above 50%	10	Review the funding sources to determine the % with a firm commitment and/or detailed soft commitment. If the applicant is proposing to use both construction and permanent financing, the points should be based on the totality of such funding. NOTE: Soft commitments are threshold for all funding sources.		
			Firm commitments between 25%-49%	8			
			Firm commitments between 10%-24%	6			
			Detailed soft commitment letters with rate and key terms identified	4			
6.5	Leveraging	What is the percentage of DOH's investment vs. TDC? Other state funds, including but not limited to Urban Act, Brownfields, and CRDA, are not considered leverage for the purposes of this scoring category.	0 -20%	14	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%	10			
			greater than 30% but ≤ 50%	6			
			greater than 50%	0			
4.2 and 6.5	DOH Cost Per Unit	Points will be awarded if costs per DOH assisted unit are within the ranges shown. Applications should be scored on whether the project is rehabilitation or new construction. Conversion of properties from a non-housing use to a housing use 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.	Rehabilitation projects		Divide DOH investment by the number of DOH units. Use the "Number of DOH Restricted Units" which the applicant specified in the ConApp. The gut rehabilitation of existing unoccupied units as well as the conversion of non-residential space into residential space shall be considered new construction for the purposes of this category.		
			Up to and including \$50,000/DOH Unit				12
			Above \$50,000 and up to and including \$75,000/DOH Unit				8
			Above \$75,000 and up to and including \$100,000/DOH Unit				4
			New Construction				
	Up to and including \$75,000/DOH Unit		12				
	Above \$75,000 and up to and including \$125,000/DOH Unit		8				
	Above \$125,000 and up to and including \$175,000/DOH Unit		4				
	4.2 and 6.5	Total Cost Per Unit	Points will be awarded if the total costs per unit are within the ranges shown. Applications should be scored on whether the project is rehabilitation or new construction. Conversion of properties from a non-housing use to a housing use 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.	Rehabilitation projects		Divide "Total Development Budget" by total number of units in the project. The gut rehabilitation of existing unoccupied units as well as the conversion of non-residential space into residential space shall be considered new construction for the purposes of this category.	
				\$50,000 up to and including \$100,000			
Above \$100,000 and up to and including \$150,000				6			
Above \$150,000 and up to and including \$175,000				3			
New Construction							
\$75,000 up to and including \$150,000		3					
Above \$150,000 and up to and including \$200,000		6					
Above \$200,000 and up to and including \$250,000		3					
4.8.e.	Construction Reasonableness	Do the proposed construction hard costs meet the DOH standard established for per unit and square foot costs? Points will be deducted based on the % that projected costs exceed the established DOH standard.	projected costs exceed the standard by 50%	-12	ARCHITECTURAL STAFF TO PROVIDE SCORE The "DOH Standard" means the "CHFA Standards for Design and Construction." Exceptions for extraordinary site and/or project costs that are justified by application materials may be considered by DOH, at DOH's discretion.		
			projected costs exceed the standard by 40% but < 50%	-10			
			projected costs exceed the standard by 30% but < 40%	-8			
			projected costs exceed the standard by 20% but < 30%	-6			
			projected costs exceed the standard by 10% but < 20%	-4			
			projected costs exceed the standard by less than 10%	0			
			Project Feasibility and Readiness to Proceed Total Points=				60

Responsible Growth and Livability Initiatives

4.3.2 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.)	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.	
			OR within 1/4 mile of regular all-day bus transit stops to major employment centers			
			within 1/2 mile of one major transit mode - rail transit, regular all-day bus transit service to major employment centers, or similar service.	8		
			within 1/2 mile of one minor transit mode - peak-time bus or rail service.	6		
4.3.a Prodi. Narr.	Tenant Services	Proximity to a concentration of resident related services including but not limited to recreational areas, green spaces, government facilities, commercial services, medical facilities, and grocery stores.	Award 4 points if criteria satisfied	4	Provide 4 points if the application materials demonstrate that the project site is within a safe walking distance (i.e. 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, and properties with high concentrations of hazardous substances)?	Reduce the scoring by 10 points if significant environmental concerns raised.	-12	An application for a project in which more than 50% of the units are proposed to be affordable will be reduced by up to -5 points if the project location is negatively impacted by its proximity to facilities and land uses that raise significant noise, sound, smell, or other environmental concerns, if such negative impacts are not effectively mitigated.	

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4.3.1	Community/ Neighborhood Impact	Does the project include mixed-use development characteristics? (Residential development along with other uses such as office, retail, commercial, educational etc.)	Yes	3	Projects that propose mixed-uses rather than a single land use will be awarded points.
			No	0	
4.3.1		Is the project a mixed-income development, meaning a portion of the units are non-income restricted and the projected unit rents are targeted to bands substantially higher than the affordable units? Three (3) points will be awarded if a development has at least 20% non-income restricted but rents are similar to the restricted affordable rents.	At least 10% and up to and including 30% non-income restricted	5	Award points based on the percentage of non-income restricted units. (or 5 points should be awarded if the percentage of non-restricted units fall within the identified threshold AND such units are projected to have substantially higher rents than the restricted units. Award 3 points if the development will have at least 20% non-restricted units that are at rent levels similar to the affordable units.
			Above 30% and up to and including 70% non-income restricted	9	
			Above 70% and up to and including 90% non-income restricted	5	
		At least 20% non-rent restricted with rent levels similar to affordable levels	3		
4.6		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	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	
4.3.9		Does the application contain a letter of support from the municipality's Chief Elected Official or other state or local officials?	Yes	2	
			No	0	
4.3.1 and 4.7.a	Reuse/ Rehabilitation Characteristics and Infrastructure Capacity	Can the project or project site be served by existing public utility services? OR the proposed development is located in a high opportunity municipality.	Yes	0	The question is attempting to gauge if capital investment for water/sewer will be required to accomplish the project.
			No	-4	
		Does the project involve a tract of undeveloped land, raw land or a "Greenfield?" (Note: Development of infill sites - smaller undeveloped parcels within larger developed areas, are highly encouraged.)	Yes	-4	DOH DEVELOPMENT STAFF TO PROVIDE SCORE
			No	0	
		Does the project include the reuse and rehabilitation of suitable formerly developed vacant 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)	5 points if both	5	
	3 points if vacant/abandoned property	3			
	3 points if historic designated property	3			
		Is the main project site a designated Brownfield?	Yes	2	
			No	0	
4.7.e and 4.7.a	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.	3	ARCHITECTURAL STAFF TO PROVIDE SCORE Award 3 points for each category 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.	3	ARCHITECTURAL STAFF TO PROVIDE SCORE
			The project promotes land conservation through the use of higher densities, compact building designs, smaller lot sizes, smaller setbacks, etc.	3	ARCHITECTURAL STAFF TO PROVIDE SCORE Award points for this category only for new construction.
4.3.7	Leveraging Investment	Is the project located in a neighborhood where other state or municipal housing, economic, community development, or other funding is planned or underway in the neighborhood OR part of a municipally approved revitalization effort that includes the appropriation of local financial resources.	Yes	3	Evidence/explanation must be provided. Neighborhood is defined as the development census tract or contiguous census tract and MUST demonstrate linkage to the proposed development .
			No	0	
N/A	Unique Characteristics	Does the proposed development include unique and positive community development component(s) and impact(s) not otherwise reflected in other rating and ranking categories? Points can be provided on a sliding scale from 1-7 if such characteristics are present.	Yes	5	Explanation:
			No	0	

Responsible growth and Livability Initiatives Total Points = 54 0

Scoring Summary			
Affordability, Marketability, and Fair Housing	77	0	0.0%
Applicant Capacity	9	0	0.0%
Project Feasibility and Readiness to Proceed	60	0	0.0%
Responsible Growth and Livability Initiatives	54	0	0.0%
Application Score	200	0	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 which fall under the applicability of the resident participation requirements of Connecticut Public Act 11-72, applications which 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 Feasibility and Readiness to Proceed Score
- 3 Highest Project Affordability, Marketability, and Fair Housing Score
- 4 Highest Project Responsible Growth and Livability Initiatives 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 under the CHAMP initiative will be determined at the sole discretion of the Commissioner of DOH.