CHAMP 2

DECD Housing Development Rating and Ranking

Applicant Name: _____
Project Name: _____
Project Location: _____

Project #: _____
Date of Review: _____
Reviewer: _____

Section	Title	Point Calculation	Explanation of Points Calculation	Possible Points	Actual Points	Additional Scoring Info
Affordability, Marketability, and Fair Housing						
3.3	Marketability	Provide points based on demonstrated demand for the project. All documentation submitted must be current (completed with the previous 12 months).	Demonstrated demand: Yes	10	10	Does the application demonstrate demand and marketability . This may include a waiting list, market study, or other information.
			No	0		
3.1.9	Length of Affordability	Exceeding the required affordability period	100% greater than required	10	10	Award points based on % increase over required affordability period. See DECD OHDF Policies Handbook for required affordability periods. Range is from 5 years to 20 years and vary by program.
			75% greater than required	8		
			50% greater than required	6		
			25% greater than required	4		
4.1	Very Low Income	Does the project target extremely low and very low income households?	50% or more of units	5	5	Add all extremely and very-low income households and divide by total units in the project. Households earning less than 50% AMI are considered very low income.
			more than 30% but less than 50% of units	3		
			yes, but only 30% or fewer of the units	1		
3.3	Preservation of Affordable Housing	Does the project preserve existing occupied affordable housing that is at risk of conversion to unrestricted housing or other use?	Yes	10	10	Evidence of potential loss of units must be documented.
			No	0		
7.1	Fair Housing Goals	Has the applicant addressed/submitted/discussed the following Fair Housing Goals?	Project provides a type of tenure that is under-represented (ownership, rental, cooperative, etc.)	6	6	Award max 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 legitimate based on specific and detailed information regarding the neighborhood and/or municipality in which the project would be located.
			Project provides a household type (large family, elderly, etc) that is under-represented	6	6	
			Project serves an income range that is under-represented in the neighborhood	6	6	
			Project location promotes diversity/economic integration	6	6	
7.1	Fair Housing Activities	Fair Housing activities completed by applicant (within last 2 yrs)	Yes	1	1	Has the applicant documented that it has completed 1 or more fair housing activities?
			No	0		
3.3.5	Percentage of Supportive Housing Units	Points will be awarded based on the *percentage* of supportive housing units located within the proposed development that are made available to homeless or at risk individuals or families.	20% or more	5	5	The owner/developer must have a written agreement in place with a recognized supportive housing organization identifying the specific number of supportive housing units. The units must be affordable to families earning less than 25% AMI.
			10% or more but less than 20%	3		
			less than 10% (but at least 1)	1		
3.3.5	Percentage of Supportive Housing Units for Chronically Homeless	Points will be awarded based on the *percentage* of the designated supportive housing units set aside for the *chronically homeless*. To qualify, these units must be affordable to families with $0 income through Section 8, State RAP, or other rental subsidy for each of the development's supportive housing units housing the chronically homeless. To receive points, the developer/service provider must have a firm commitment of such rental subsidy and an agreement with a service or shelter provider to verify chronic homelessness.	more than 50% of the supportive housing units	5	5	Award points based on the percent of supportive housing units which meet the chronically homeless standard. Divide the total number of SH units by the number of units for chronically homeless.
			more than 25% of the supportive housing units (but under 50%)	3		
			less than 25% of the supportive housing units (but at least 1)	1		
			Project Need: Total Possible Points=	**70**	**70**	
Applicant Capacity						
1.7	Completed Housing Activities	Points will be awarded based on the total number of prior housing activities completed by applicant as well as the number of completed projects of a similar nature. Only projects completed in the last 6 years will be considered.	3 or more projects completed with at least 1 of a similar nature	11	11	Award points based on the applicant's prior record. Projects should only be counted towards the total if they were delivered on schedule and within budget (unless extraordinary circumstances).
			2 projects completed with at least 1 of a similar nature	10		
			3 projects completed	9		
			2 projects completed	8		
			1 project completed of a similar nature	7		
			at least 1 project completed	6		
1.7	Applicant/ Consultant	How many relevant projects has applicant (and identified consultants) successfully completed?	3 or more projects completed	3	3	Based on submitted resumes from the applicant, evaluate the RELEVANT experience.
			2 projects completed	2		
			1 project completed	1		
1.7	Engineer/ Architect	How many relevant projects have project architects and/or engineers successfully completed?	3 or more projects completed	3	3	Based on submitted resumes from the engineer/architect, evaluate the RELEVANT experience.
			2 projects completed	2		
			1 project completed	1		
1.7	Property Manager	How many years of relevant experience do property management staff working on the project have?	7+ years	3	3	Based on submitted resumes from the property manager or realtor/ sales manager, evaluate the RELEVANT experience.
			fewer than 7 years but at least 4 years	2		
			Applicant Capacity: Total Points Possible=	**20**	**20**	

DECD

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10/12/2012

Section	Title	Point Calculation	Explanation of Points Calculation	Possible Points	Actual Points	Additional Scoring Info
Project Feasibility and Readiness to Proceed						
3.8	Status of Construction Documents	How final are the construction documents, including the architectural drawings, contract specifications, and bid documents?	Bidding Completed	10	10	ARCHITECTURAL STAFF TO PROVIDE SCORE
			Construction Documents Prepared	8		
				4		
			Design Development Drawings (40%)			
3.6	Zoning	Has the applicant received either conditional or full zoning approval for the specific project being applied for?	Full Approval	4	4	ARCHITECTURAL STAFF TO PROVIDE SCORE
			Conditional Approval	2		
3.7	Hazardous Materials	Has the applicant fully identified the applicability of hazardous materials compliance through either a ESA Phase I, II, and or III?	All required ESAs completed - YES	10	10	ARCHITECTURAL STAFF TO PROVIDE SCORE
			NO	0		
5.6	Commitments for Construction Financing	How firm are the **non-DECD** construction sources of funds for the project?	Firm commitment for 100% of non-DECD funds	8	8	Scoring should be based on letter from funders of each source of funds.
			Firm commitment for 50%; soft commitment for remainder	6		Choose the highest category that the applicant qualifies under.
			Firm commitment < 50%; soft commitment for remainder	4		- To be considered a soft commitment letter, the app. must include a letter
			Soft commitment only for all non-DECD funds	2		from the funder stating the conditional funding requirements.
			Soft commitments for at least 50% of all non-DECD funds	1		-To be considered "firm", the applicant must have letter from the funder
						which identifies the specific assistance terms and sets a closing timeframe.
						-If no Construction ONLY Sources, give same score as Permanent Sources
5.6	Commitments for Permanent Financing	How firm are the **non-DECD** permanent sources of funds for the project?	Firm commitment for 100% of non-DECD funds	8	8	Scoring should be based on letter from funders for each source of funds.
			Firm commitment for 50+%; soft commitment for remainder	6		Choose the highest category that the applicant qualifies under.
			Firm commitment < 50%; soft commitment for remainder	4		- To be considered a soft commitment letter, the app. must include a letter
			Soft commitment only for all non-DECD funds	2		from the funder stating the conditional funding requirements.
			Soft commitments for at least 50% of all non-DECD funds	1		-To be considered "firm", the applicant must have a formal commitment
						letter from the funding provider. For Homeownership PROJECTS, the
						potential mortgage funder must provide a description of specific mort-
						gage products and document that said products meet PRIME mortgage
						standards.
5.3	Leveraging	What is the percentage of DECD's investment vs. TDC	< 5%	20	20	Divide DECD investment by TDC investment and input correct score
			5% but < 10%	18		based on percentage. Use Financing Plan & Budget (exhibit 4.3.c)
			10% but < 15%	16		
			15% but < 20%	14		
			20% but < 25%	12		
			25% but < 30%	10		
			30% but < 35%	8		
			35% but < 40%	6		
			40% but < 45%	4		
			45% but < 50%	2		
3.8	Construction Reasonable-ness	Do the proposed ***construction costs*** meet the DECD standard established for per unit and square foot costs? Points will be deducted based on the % that projected costs exceed the established DECD standard.	projected costs exceed the standard by 50%	-6		ARCHITECTURAL STAFF TO PROVIDE SCORE
			projected costs exceed the standard by 40% but < 50%	-5		
			projected costs exceed the standard by 30% but < 40%	-4		
			projected costs exceed the standard by 20% but < 30%	-3		
			projected costs exceed the standard by 10% but < 20%	-2		
			Project Feasibility and Readiness to Proceed Total Points=	**60**	**60**	
Responsible Growth and Livability Initiatives						
3.3.2 3.7	Transit Oriented Development - Connectivity to Public and Mass Transit Sources	Is the proposed development within walking distance of public and mass transit sources?	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	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.	8		
			within 1/2 mile of one minor transit mode - peak-time bus or rail service.	6		
			within 1 mile of transit options or with connector service/options to transit stations.	4		
			within 3 miles of transit options or with connector service/options to transit stations.	2		

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Section	Title	Point Calculation	Explanation of Points Calculation	Possible Points	Actual Points	Additional Scoring Info
3.3 3.7	Community/ Neighborhood Impact	Is the project in close proximity to a variety of land uses displaying mixed-use characteristics and vibrancy in the area? Does the neighborhood display a high degree of walkability? (measured by Walk Score™)	Walk Score™ 90 and above	7	7	
			Walk Score™ is 70 and above	6		
			Walk Score™ is 50 and above	5		
		Does the project include mixed-use development characteristics? (Residential development along with other uses such as office, retail, commercial, educational etc.)	Yes	2	2	Projects that propose mixed-uses rather than a single land use will be awarded points.
			No	0		
		Does the project include proposal for a 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?	Yes	2	2	DECD 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		
		Is the project in a targeted investment area such as an NRZ, Empowerment Zone or Enterprise Zone?	Yes	2	2	
			No	0		
		Does the project have letters of support from one or more public officials or other parties demonstrating local support?	Yes	2	2	
			No	0		
3.7	Reuse/ Rehabilitation Characteristics and Infrastructure Capacity	Can the project or project site be served by existing public utility service? OR Can the project be implemented without any new capital infrastructure investment? OR Can the project be executed with on-site water and septic?	Yes	2	2	If project site will be served by on-site water and septic, award points. The question is attempting to gauge if capital investment for water/sewer will be required to accomplish the project.
			No	0		
		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	0	3	
			No	3		
		Does the project include the reuse and rehabilitation of 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) OR Does the property include the rehabilitation and/or reuse of an existing facility that is currently operational?	3 points if vacant/abandoned property or a historic designated property	3	3	
			2 points if rehabbing an operational facility	2		
			No	0		
		Are any of the project sites brownfields?	Yes	2	2	
			No	0		
3.8	Sustainable Development	The State encourages the incorporation of sustainable development standards into all project designs. These standards include green building standards, alternate energy sources, Energy Star, water conservation, and land conservation.	The project design includes LEED, ASTM, Green Globes or other comparable best management practices/standards for green building design.	3	3	Award 3 points for each category if the application and construction documents clearly demonstrate that these items are incorporated into the project design and management.
			The project design includes alternative energy sources such as wind, solar, hydro, etc.	3	3	
			The project design includes water conservation techniques such as the reuse/recycling of water, use of low-water-use toilets, and/or other water conserving techniques.	3	3	
			The project promotes land conservation through the use of higher densities, compact building designs, smaller lot sizes, smaller setbacks, etc.	3	3	
3.3	Leveraging Investment	Is the project located in an area where other state or municipal housing, economic, community development, or other funding is planned or underway in the community?	Yes	3	3	Evidence/explanation must be provided
			No	0		
			Responsible growth and Livability Initiatives Total Points =	**50**	**50**	

Scoring Summary

Affordability, Marketability, and Fair Housing	35%	70	70	100.0%
Applicant Capacity	10%	20	20	100.0%
Project Feasibility and Readiness to Proceed	30%	60	60	100.0%
Responsible Growth and Livability Initiatives	25%	50	50	100.0%
Application Score		**200**	200	100.0%

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DECD 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 Responsible Growth and Livability Initiatives Score
4. Highest Project Affordability, Marketability, and Fair Housing Score
5. Highest Project Applicant Capacity Score

The results of the evaluation and Rating and Ranking of applications will be determined at the sole discretion of the Commissioner of DECD.