



Orange County Affordable Housing Bond Program 2020 Scorecard

Threshold Requirements:

- The application is complete with all required attachments and was submitted by the established deadline
- The project aligns with local affordable housing goals, strategies, and/or adopted policies
- Funding is for an eligible activity

1. Income Targeting and Special Needs (45 points): _____

What income range(s) and population(s) will the proposed project serve? *If serving multiple ranges, score will be prorated.*

Household Income Range	Maximum Points
0 to ≤ 30% AMI	25
>30% to ≤ 60% AMI	15
> 60% to ≤ 80% AMI	10
People with special housing needs ¹	20

¹Defined as people with disabilities, veterans, individuals or families experiencing homelessness, holders of Housing Choice or other vouchers, and survivors of domestic violence

2. Local Residency (5 points): _____

Will the proposed project provide housing for Orange County residents?

Percent of Current Orange County Residents ² at Sale or Lease-up	Maximum Points
80% to 100%	5
50% to 80%	2
0 to 50%	1

²Defined as households currently residing or working in Orange County or having resided in Orange County

3. Leveraging (52 points): _____

To what degree does the proposed project include other sources of funds?

Percent Funded by Bonds and Other County Funding	Maximum Points
60% to 80%	3
40% to 59%	6
20% to 39%	9
10% to 19%	15
< 10%	20
Other Criteria	

Project pays property taxes ³	2
Project repays bond funds (principal only) ³	3
Project repays bond funds (principal and interest) ³	10
Project is mixed-income, meaning it serves more than one income category (including market-rate) and minimizes geographic concentration of affordable units	10
Project is mixed-use, meaning it includes non-residential uses that offer access to employment, daily needs, and health and human services	10

³These criteria are not applicable to nonprofit sponsored projects

4. Building and Site Design (20 points): _____

Scoring Criteria	Maximum Points
Project incorporates sustainable design elements, such as smaller building sizes, use of local/recycled building materials, energy efficient features, LED lighting, water conservation fixtures, efficient HVAC systems, etc. (for energy efficient features, the project meets or exceeds the NC Housing Finance Agency's energy efficiency criteria)	5
Project provides handicap accessibility and/or incorporates Universal Design	3
Additional points may be awarded for building and site design based on functionality, maintenance, and dispersal	2
Project incorporates sustainable community and environmental design elements, such as flexible lot design, low impact development, storm water controls, reduced impervious surface areas, natural or drought-resistant landscaping or any additional element that would serve to minimize negative environmental impacts, as Orange County regulations allow	5
Project is connected to water and sewer service, will connect to existing service, or will use a community well and sewer system consistent with water and sewer boundary agreements and local standards	5

5. Community Design (20 points): _____

Scoring Criteria	Maximum Points
Project contributes to a mix of housing within an existing neighborhood	3
Additional points may be awarded for building appearance, quality of construction, compatibility with surrounding housing, ability to foster a sense of a secure community, and contribution to neighborhood revitalization and or affordable housing preservation (details must be provided by applicant)	5
Project is accessible to services such as healthcare, schools, grocery shopping, etc.	4
Public transportation, to include a bus route or on-demand service (or equivalent) and related facilities are available (e.g., bus shelters, accessible stops, etc.)	5
Project is located in an area of the county traditionally underserved by housing development	3

6. Community Sponsorship/Support (20 points): _____

Scoring Criteria	Maximum Points
Applicant can show evidence that they coordinated with other organizations to complement/support the proposed project	6
Applicant can show evidence that they involved the intended beneficiaries of the project in the planning process and that the outreach and marketing plan is inclusive	6
Applicant can demonstrate it has been actively involved, or describe the steps it will take to become actively involved, in the County's Consolidated Planning process to identify and address a housing need related to the proposed project	4
Applicant has developed, or can demonstrate plans to develop, links with other community activities to provide holistic community services	4

7. Project Feasibility (30 points): _____

Scoring Criteria	Maximum Points
Applicant can demonstrate site control, zoning compliance, and timely and feasible construction schedule	10
Funding (other than County funding) is in place at time of application	10
Applicant's proposal is complete and presents a proposed budget and financial model that is appropriate based on reasonable assumptions	10

8. Developer Experience (42 points): _____

Scoring Criteria	Maximum Points
Applicant has experience carrying out comparable projects to that proposed and has met regulatory compliance for previous projects	10
Applicant has a proposed team with demonstrated development, managerial, and financial management capabilities in prior projects	10
Applicant and team members have a successful record of meeting proposed budgets and timelines	10
Project sponsor is a nonprofit housing provider	12

Total Points: _____ out of 234