

**Lee County Board Of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20061586**

**1. ACTION REQUESTED/PURPOSE:** Execute grant award agreements for affordable housing projects totaling \$1,744,688. The funding sources are as follows:

- \$979,267 in State Housing Initiatives Partnership (SHIP) funds (supplemental cycle for funds from 2005/06 and 07)
- \$415,421 in Bonus Density funds
- \$350,000 in DRI Contribution fund.

**2. WHAT ACTION ACCOMPLISHES:** Allows the county to enter into additional grant award agreements for fiscal years 2005/2006 and 2006/2007 to increase the supply of affordable housing and implement the Local Housing Assistance Plan.

**3. MANAGEMENT RECOMMENDATION:** Execute grant award agreements

<b>4. Departmental Category:</b> 04		<b>C4A</b>	<b>5. Meeting Date:</b> December 12, 2006
<b>6. Agenda:</b>	<b>7. Requirement/Purpose:</b> (specify)		<b>8. Request Initiated:</b>
<input checked="" type="checkbox"/> Consent	Statute		Commissioner N/A
<input type="checkbox"/> Administrative	Ordinance		Department Community Development
<input type="checkbox"/> Appeals	Admin. Code		Division Planning
<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other		By: Paul O' Connor, AICP, Planning Director
<input type="checkbox"/> Walk-On			POC 11/27/06

**9. Background:** On September 30, 2006, Lee County advertised the availability of SHIP, Bonus Density and DRI funds. Applications for affordable housing projects were due on November 3, 2006. Staff reviews and recommendations are attached.

Due to a lack of quorum at it's November 27, 2006 meeting, the Affordable Housing Committee did not make any recommendations on this item.

The funding recommendations are in compliance with the 2005-2008 Local Housing Assistance Plan (LHAP) adopted by the Board of County Commissioners on April 12, 2005, and approved by the Florida Housing Finance Corporation on June 13, 2005.

Funds are available in the following accounts:

SHIP: LB 55405 13801.508302 S/L LB009 and LB 55405 13801.508302 S/L LB014

Bonus Density Affordable Housing Trust Funds: LB 5150713802.508301

DRI Contributions: LB 5150713802.508301 S/L (LB012)

Attachments: Ranking, Evaluation and Summary sheets for the first round of supplemental funds for 2005/2006 and 2006/2007

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
Mam Gibby	Cindy Logan 11/27/06	N/A	N/A	Uchytel Bowers	John 11/30/06	WB 11/30	M 11/20/06	11/30/06	[Signature]

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: 11/28/06 11:40 AM
COUNTY ADMIN FORWARDED TO: 11/30/06 -MP PR

Rec. by CoAtty
Date: 11/28/06
Time: 11:13 AM
Forwarded To: CAD 11:30am

**LEE COUNTY AFFORDABLE HOUSING APPLICATION CYCLE INCLUDING WORKFORCE HOUSING WITH PRIORITY TO ESP (Essential Services Personnel)**  
**HOME 2006/2007 Cycle**  
**SHIP 2005/2006, 2006/2007 Supplemental Cycle #1**  
**LEE COUNTY AFFORDABLE HOUSING TRUST FUND (BONUS DENSITY & DRI)**

		2006/07 HOME CHDO's Only		2005/06 & 2006/07 SHIP Supplemental Funds					2006/07 Bonus Density Iona/McGregor & Estero			DRI Contribution Estero				
		Homeowner	Available	Homeowner	Available			Rental	Available	Homeowner or Rental	Available		Homeowner or Rental	Available	Total	Total
			\$ 120,566 VL, L		\$ 120,000 VL, L	\$ 664,579 ESP		\$ 194,688 ESP		\$ 424,826 VL, L	\$ 330,421 ESP		\$ 350,000 ESP	Requested	Recommended	
Folder	Homeowner	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Requested	Recommended	
1	BSHDC	\$ 30,000	\$ 60,000	\$ 400,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,000	\$ 160,000	
2	HH	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	
3	LCHDC - Teachers	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 319,579	\$ -	\$ -	\$ -	\$ -	\$ 330,421	\$ -	\$ 350,000	\$ 1,000,000	\$ 1,000,000	
4	LCHDC - Scattered	\$ 110,316	\$ 60,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ -	\$ -	\$ -	\$ 195,316	\$ 145,566	
5	CHR-Sanibel	\$ -	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	
<b>Total</b>		<b>\$ 140,316</b>	<b>\$ 120,566</b>	<b>\$ 1,765,000</b>	<b>\$ 120,000</b>	<b>\$ 664,579</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,000</b>	<b>\$ 85,000</b>	<b>\$ 330,421</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 1,990,316</b>	<b>\$ 1,670,566</b>	

  

Folder	Rental	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Request	Recommend	Recommend	Request	Recommend	Requested	Recommended
6	CHR-Sanibel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,688	\$ 194,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,688	\$ 194,688
<b>Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 194,688</b>	<b>\$ 194,688</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 194,688</b>	<b>\$ 194,688</b>

  

<b>Grand Total Requested/Recommended</b>		\$ 140,316	\$ 120,566	\$ 1,765,000	\$ 120,000	\$ 664,579	\$ 194,688	\$ 194,688	\$ 85,000	\$ 85,000	\$ 330,421	\$ -	\$ 350,000	\$ 2,185,004	\$ 1,865,254
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Note - Homeowner Folder #3 - Lee County HDC presumed some SHIP and some Bonus Density and DRI funds but did not break them down

Definitions: VL - Very-Low Income 50% of Yearly Median Income  
L - Low-Income 80% of Yearly Median Income  
M - Moderate Income 120% of Yearly Median Income

ESP - Essential Services Personnel households include at least one person employed as a teacher, or educator, other school district, community college, and university employee, police or fire personnel, healthcare personnel, or skilled building trades personnel.

**SHIP FUNDS AVAILABLE and RECOMMENDED FUNDING**

File #	Ranking	Points	Homeownership - VL, L	Available	Requested	Recommend	Recommended Units and Funding							
							Very Low Income Units		Low Income Units		Mod Income Units		Total	
				\$	\$	\$	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIP \$'s
2	1	109	HH	\$ 120,000	\$ 120,000	\$ 120,000	0	\$ -	3	\$ 120,000	0	\$ -	3	\$ 120,000
			<b>Total</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>	<b>0</b>		<b>3</b>	<b>\$ 120,000</b>		<b>\$ -</b>	<b>3</b>	<b>\$ 120,000</b>

File #	Ranking	Points	Homeownership - ESP	Available	Requested	Recommend	Recommended Units and Funding							
							Very Low Income Units		Low Income Units		Mod Income Units		Total	
				\$	\$	\$	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIP \$'s
1	3	108	BSHDC	\$ 664,579	\$ 400,000	\$ 100,000	0	\$ -	0	\$ -	4	\$100,000	4	\$ 100,000
3	1	130	LCHDC - Teachers	\$ 664,579	\$ 1,000,000	\$ 319,579	0	\$ -	0	\$ -	13	\$319,579	13	\$ 319,579
5	2	124	CHR - Sanibel	\$ 664,579	\$ 245,000	\$ 245,000	0	\$ -	3	\$ 120,000	5	\$125,000	8	\$ 245,000
			<b>Total</b>	<b>\$ -</b>	<b>\$ 1,645,000</b>	<b>\$ 664,579</b>	<b>0</b>	<b>\$ -</b>	<b>3</b>	<b>\$ 120,000</b>	<b>22</b>	<b>\$ -</b>	<b>25</b>	<b>\$ 664,579</b>

File #	Ranking	Points	Rental	Available	Requested	Recommend	Recommended Units and Funding							
							Very Low Income Units		Low Income Units		Mod Income Units		Total	
				\$	\$	\$	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIPS's	# Units	SHIP \$'s
6	1	119	CHR - Sanibel	\$ 194,688	\$ 194,688	\$ 194,688	3	\$ 135,000	1	\$ 40,000	1	\$ 19,688	5	\$ 194,688
			<b>Total Rental</b>	<b>\$ 194,688</b>	<b>\$ 194,688</b>	<b>\$ 194,688</b>	<b>3</b>	<b>\$ 135,000</b>	<b>1</b>	<b>\$ 40,000</b>	<b>1</b>	<b>\$ 19,688</b>	<b>5</b>	<b>\$ 194,688</b>

Combined Affordable Housing Grant Application for – SHIP 2005/2006, 2006/2007 Supplemental Cycle #1, HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions) Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)

Applicant		Project Location		Requested		Recommendations		
File #	Source	Funding	Project Description & # of Units	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House-holds & Income	Comments/Recommendations
			M=Mod, L=Low VL=Very-Low Income					
Bonita Springs Area	HOME	1 Single Family dwelling unit	Location: City of Bonita Springs Red Hibiscus Subdivision (Southern Pines Dr., East Terry St., Red Hibiscus Dr.),	\$30,000 HOME \$167,140 Total Cost	\$45,000 SHIP C-3466 \$10,000 IONA Grant \$2,154 SIFR \$1,450 Bonita Impact Fee Credit	\$30,000 HOME/VL \$45,000 SHIP/VL \$167,140/Unit	1 VL	<p><b>Recommendation:</b> \$60,000 HOME \$100,000 SHIP 2006/07 \$160,000 Total SHIP &amp; HOME Requested: \$30,000 HOME \$400,000 SHIP \$430,000 Total SHIP &amp; HOME</p> <p>BSHDC has site control; Red Hibiscus will be a 26 lot s/d. Developer fee: \$6,000 (3.58%/unit). The Development Order has been submitted to the county. BSHDC is formulating a budget that takes into account infrastructure costs so staff thinks this request is pre-mature.</p> <p>Staff recommends: 6 units on BSHDC sites  <ul style="list-style-type: none"> <li>\$60,000 HOME for 1 VL and 1L to be layered with existing SHIP</li> <li>\$100,000 SHIP for 4 M essential services personnel. The budget provided is excellent for this. Units will have ongoing affordability as the Community Land Trust of Lee County will hold the ground leases.</li> </ul>                     Staff strongly recommends BSHDC re-apply for Red Hibiscus after infrastructure costs have been identified. Red Hibiscus will be an excellent development for BSHDC.</p>
Bonita Springs	File #1	13 Single Family dwelling units	Income: 1 VL Location: City of Bonita Springs Red Hibiscus Subdivision (Southern Pines Dr., East Terry St., Red Hibiscus Dr.),	\$400,000 SHIP \$2,285,270 Total Cost	\$28,009 SIFR \$18,850 Bonita Impact Fee Credit \$1,752,400 Homeowner Construction/Permanent Financing	\$40,000 SHIP/L \$25,000 SHIP/M \$167,140/Unit	4 M	<p>SHIP VL, L</p> <p>SHIP ESP</p> <p>Income: 5 L, 8 M (13 essential services personnel) Location: See above.</p>
Bonus Density	Contrib.							

Combined Affordable Housing Grant Application for – SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,  
HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions)  
**Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)**

Requested						Recommendations		
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
<b>Homeownership-New Construction</b>								
Habitat for Humanity of Lee County, FL (HH)  File #2  Lehigh Acres	HOME							<b>Recommendation: \$120,000 SHIP 2006/07</b>
	SHIP VL, L	3 Single Family dwelling units  Income: 3 L  Location: Uninc. Lee County (Lehigh Acres)	\$120,000 SHIP \$507,489 Total Cost	\$387,489 Contributions 0% Habitat Mortgage	\$40,000 SHIP/L \$169,163/Unit	3 L	\$120,000	Requested: \$120,000 SHIP  Habitat has site control. Developer fee: \$0 Habitat is its own mortgage company providing 0 percent mortgages. Habitat has a sizable land bank with lots all over the county. This enables Habitat customers to select which area they want to live and avoids concentration of Habitat homes in any one area.
	SHIP ESP							
	Bonus Density							
	DRI Contrib.							

Combined Affordable Housing Grant Application for -- SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,  
HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions)  
**Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)**

		Requested				Recommendations		
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
<b>Homeownership-New Construction</b>								
Lee County Housing Development Corporation (LCHDC) – Homes for Teachers  File #3  Estero	HOME							<b>Recommendation:</b> <b>\$102,351 SHIP 2005/06</b> <b>\$217,228 SHIP 2006/07</b> <b>\$319,579 SHIP Total</b> <b>\$330,421 Bonus Density</b> <b>\$350,000 DRI</b> <b>\$1,000,000 Total</b>  Requested: \$1,000,000 SHIP/Bonus Density/DRI  LCHDC will take site control of the 40 units on November 22, 2006. Developer fee: \$2,000 (0.87%/unit).  The Bonita Bay Group and other community leaders teamed up with the LCHDC to purchase Osprey Cove condominiums in Estero. Forty units will be made available to moderate income essential services personnel with teachers being given first preference.  Because these are condominiums, the Community Land Trust model is not applicable. Ongoing affordability will be ensured by limited equity appreciation and in the case of sale, right of first refusal by the non-profit. These two mechanisms will guarantee the subsidy stays with the units on an ongoing basis.
	SHIP VL, L							
	SHIP ESP	40 Single Family dwelling units (Condo's)  Income: 40 M  Location: Estero	\$1,000,000 SHIP \$9,094,666 Total Cost	\$666,680 Bonita Bay Group Donations \$153,200 Other Private Donations \$184,000 Customer Contribution \$7,090,786 Permanent Mortgage Loans	\$25,000 SHIP/M  \$227,366/Unit	13 M	\$319,579	
	Bonus Density	See above	See above	See above	See above	13 M	\$330,421	
	DRI Contrib.	See above	See above	See above	See above	14 M	\$350,000	

Combined Affordable Housing Grant Application for – SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,  
HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions)  
**Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)**

Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Requested			Recommendations		
			Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
<b>Homeownership-New Construction</b>								
Lee County Housing Development Corporation (LCHDC) – Scattered Site  File #4  Harlem Heights	HOME	2 Single Family dwelling units  Income: 1 VL 1 L  Location: Harlem Heights	\$110,316 HOME \$437,744 Total Cost	\$85,000 BD \$85,000 SHIP (previous) \$80,000 Land – Heights Foundation \$4,800 SIFR \$112,628 Bank Loan – Customer Cash Contribution	\$55,158 HOME/VL \$45,000 BD/VL \$45,000 SHIP/VL  \$218,872/Unit  \$55,158 HOME/L \$40,000 BD/L \$40,000 SHIP/L  \$218,872/Unit	1VL 1L	\$60,566	<b>Recommendation:</b> <b>\$60,566 HOME</b> <b><u>\$85,000 Bonus Density</u></b> <b>\$145,566 Total</b>  Requested: \$110,316 HOME <b><u>\$85,000 Bonus Density</u></b> \$195,316 Total  LCHDC has site control as the Heights Foundation. is donating the land. Developer fee: \$13,500 (6.2%)/unit.  The maximum amount of Bonus Density possible is \$85,000 (\$45,000 VL and \$40,000 L).  The applicant originally asked for \$110,316 in HOME funds. The recommended amount is \$60,566. The difference of \$49,750 is to be covered by a grant from the Board of Realtors.
	SHIP VL, L							
	SHIP ESP							
	Bonus Density	See above.	\$85,000 BD \$437,744 Total Cost	\$110,316 HOME \$45,000 SHIP (C-3467) \$80,000 Donated Land – Heights Foundation \$4,800 SIFR\$112,628 Bank Loan – Customer Cash Contribution	See above	See above	\$85,000	
	DRI Contrib.							

Combined Affordable Housing Grant Application for -- SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,  
HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions)  
**Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)**

		Requested				Recommendations		
Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House-holds & Income	Amount	Comments/Recommendations
<b>Homeownership-New Construction</b>								
Sanibel Workforce Limited Equity Ownership - Community Housing and Resources, Inc. (CHR - Sanibel)  File #5  Sanibel	HOME							<b>Recommendation: \$245,000 SHIP 2006/07</b>
	SHIP VL, L							
	SHIP ESP	8 units (4 duplexes)  3 L 5 M (8 essential services personnel)  Location: Sanibel	\$245,000 SHIP \$1,975,388 Total Costs	\$845,194 CWHIP \$20,000 AHP \$580,194 Construction Loan \$285,000 CHR	\$40,000 SHIP/L \$25,000 SHIP/M  \$246,174/Unit	3 L 5 M	\$245,000	CHR has site control. CHR does not charge a developer fee. CHR will develop 14 units (7 duplexes) of workforce housing (essential services personnel) and has submitted 2 applications: Application #5 deals w/eight homeowner and #6 w/six rental units.  For the homeowner units, CHR has developed a subsidiary corp. -- Coast and Lands Community Land Trust, Inc. -- which will hold ground leases on the units and assure ongoing affordability.  The budget presented is well thought out. Proposed additional funding includes \$845,194 CWHIP funds, the State's new workforce housing proposal. Applications for that program are due December 15, 2006. CHR is the only applicant from Lee County.
	Bonus Density							
	DRI Contrib.							

Combined Affordable Housing Grant Application for – SHIP 2005/2006, 2006/2007 Supplemental Cycle #1,  
HOME 2006/2007 Cycle, and Lee County Affordable Housing Trust Fund (Bonus Density and DRI Contributions)  
**Includes WORKFORCE HOUSNG STRATEGY Priority to ESP (Essential Services Personnel)**

Applicant File # Project Location	Funding Source	Project Description & # of Units M=Mod, L=Low VL=Very- Low Income	Requested			Recommendations		
			Amount Requested/Total Project Cost	Amount of Other Funding	HOME/SHIP/BONUS DENSITY/DRI \$ Per Unit/ Cost per Unit	House- holds & Income	Amount	Comments/Recommendations
<b>Rental – New Construction</b>								
Community Housing and Resources (CHR – Sanibel)  File #6  Sanibel	HOME							<p><b>Recommendation: \$194,688 SHIP</b></p> <p>Requested: \$194,688 SHIP</p> <p>CHR has site control. CHR does not charge a developer fee. CHR will develop 14 units (7 duplexes) of workforce housing (essential services personnel) and has submitted 2 applications: Application #5 deals w/eight homeowner and #6 w/six rental units.</p> <p>The 6 (3 duplexes) rental units will be in Sanibel's BMRH (Below Market Rental Housing) Program and will have ongoing affordability. CHR is asking for SHIP funds for 5 of the 6 units and is contributing the 6<sup>th</sup> unit as match to the project.</p> <p>The budget presented is well thought out. Proposed additional funding includes \$596,898 CWHIP funds, the State's new workforce housing proposal. Applications for that program are due December 15, 2006. CHR is the only applicant from Lee County.</p>
	SHIP VL. L							
	SHIP ESP	6 units (3 duplexes)  Assistance is requested for only 5 of the 6 units which will be occupied as follows: 3 VL 1 L 1 M (6 essential services personnel)  Location: Sanibel	\$194,688 SHIP \$1,408,796 Total Cost	\$596,898 CWHIP \$280,000 State HOME \$122,210 AHP \$215,000 CHR \$1,408,796 Total Cost	\$45,000 SHIP/VL  \$40,000 SHIP/L  \$25,000 SHIP/M  \$234,799/Unit	3 VL 2 L 1 M	\$194,688	
	Bonus Density							
	DRI Contrib.							

SELECTION CRITERIA for SHP, BONUS DENSITY and DRI Contribution Funds for HOMEOWNERSHIP and RENTAL for VL, L and ESP (Essential Services Personnel) Households

MEASURES AND POINTS FOR HOMEOWNERSHIP PROJECTS	Maximum Points Available	SHP (STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM)				BONUS DENSITY				DRI-Contrib HOMEOWNER			
		File #1 - BSHDC - Red Hibiscus	File #3 LCHDC - Homes for Teachers	File #5 Sanel Workforce Limited Equity - CHR	File #6 - CHR - Sanel	File #4 LCHDC - Scattered Site	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers	File #3 LCHDC - Homes for Teachers
Overall Capacity of the Organization, Including Management System, for Effective and Efficient Production as Well as Cost and Quality Control	5	5	5	5	5	5	5	5	5	5	5	5	5
Staffing	5	5	5	5	5	5	5	5	5	5	5	5	5
Operations Procedures	5	5	5	5	5	5	5	5	5	5	5	5	5
Staff Experience	5	5	5	5	5	5	5	5	5	5	5	5	5
Board Experience	5	5	5	5	5	5	5	5	5	5	5	5	5
Homeowner Counseling and Training or Rental Property Management Operations and Experience	5	5	5	5	5	5	5	5	5	5	5	5	5
Development Feasibility - Ability to Proceed in a Timely Fashion and Attain Clear, Achievable Objectives	5	5	2	5	5	5	5	5	5	5	5	5	5
Project Readiness and Can Be Accomplished in a Timely Fashion	5	5	1	5	5	5	5	5	5	5	5	5	5
Site Control	5	5	5	5	5	5	5	5	5	5	5	5	5
Engineering and Architectural Drawings	5	5	5	5	5	5	5	5	5	5	5	5	5
Zoning and Land Use	5	5	5	5	5	5	5	5	5	5	5	5	5
Site Suitability	5	5	5	5	5	5	5	5	5	5	5	5	5
Financial Feasibility	5	5	2	5	5	5	5	5	5	5	5	5	5
Project Budget to Include Sources and Uses of Funds	5	5	2	5	5	5	5	5	5	5	5	5	5
Due Diligence in Cost Estimates	5	5	2	5	5	5	5	5	5	5	5	5	5
Findings and Prior Contract Compliance	5	5	5	5	5	5	5	5	5	5	5	5	5
Independent Audit Report	5	5	5	5	5	5	5	5	5	5	5	5	5
Financial Resources in Place - Adequate Cash Available for project to be implemented	5	5	2	5	5	5	5	5	5	5	5	5	5
SHIP Funds Leveraged/ Matched for the Proposed Project	5	5	5	5	5	5	5	5	5	5	5	5	5
Developer Fee or Developer/Builder Fee Appropriate for Work	5	5	3	5	5	5	5	5	5	5	5	5	5
Bonus Points													
WAGES Participation	5	0	0	0	0	0	0	0	0	0	0	0	0
Very Low and Low Income Benefit	8	0	0	0	0	0	0	0	0	0	0	0	0
Low Income Benefit	6	0	0	0	0	0	0	0	0	6	0	0	0
Workforce Housing - Ongoing Affordability	20	0	20	20	20	20	20	20	20	0	20	0	20
Workforce Housing - Essential Services Personnel Assistance for Special Needs Populations	8	0	8	8	8	8	8	8	8	0	8	0	8
Location	10	5	5	5	5	5	5	5	5	5	5	5	5
Special Circumstances Justification	20	0	0	0	0	0	0	0	0	0	0	0	0
Innovative Approach	5	5	0	0	0	0	0	0	0	5	5	5	5
Health or Welfare Emergency	15	0	0	0	0	0	0	0	0	0	0	0	0
Energy Efficiency	5	5	3	3	3	3	3	3	3	3	3	3	3
TOTAL POINTS	*	109	108	130	130	124	119	119	109	130	130	130	130

\* Points are not "summed up" because no one project can receive all bonus points as some measures are mutually exclusive.