

**AFFORDABLE HOUSING PARTNERSHIP FUND
ONE-STOP APPLICATION FOR FINANCING AFFORDABLE HOUSING
THRESHOLD ANALYSIS**

		Maximum Points		
I	Mandatory Items:			
	A. Signed, completed application	Yes	or	No
	B. Evidence of site control	Yes	or	No
	C. Evidence of notification to Magisterial District Supervisor	Yes	or	No
II	Readiness:			
	A. Realistic Plan of Development to reach completion in 12-24 months	0	or	40
	B. Zoning approval	0	or	40
	TOTAL			80
III	Housing Needs Characteristics:			
	A. Existing HUD Subsidy	0	or	20
	B. Census tract with < 10% poverty rate	0	or	25
	C. Consistent with Fairfax County Consolidated Plan	0	or	5
	D. Leasing preference to families on FCRHA or other County Waiting Lists	0	or	10
	E. Preference will be given to new construction	0	or	10
	TOTAL			70
IV	Development Characteristics:			
	A. Accessibility (504) for 5 or 10% of units	0	—	30
	B. Earthcraft or LEED Certified	0	or	45
	C. Universal Design	0	—	15
	TOTAL			90
V	Population Served:			
	A. Provision of 3 BR units or larger	0	—	15
	B. Units with rents at or below 30% AMI	0	—	10
	C. Units with rents at or below 50% or less 75% of units			50
	less than 75% of units			20
	D. Units with rents between 51% to 80%			10
	E. Units serving special needs populate or persons 55 years or older	0	or	5
F. Tenants services provided	0	—	10	
	TOTAL			120
VI	Applicant Experience:			
	A. Developer experience - 3 developments with 3x units or 6 developments with 1x units	0	or	50
	B. Developer experience - 3 developments and at least \$500,000 in liquid assets	0	or	50
	C. Developer experience - 1 development with 1 x units	0	or	10
	TOTAL			110
VII	Efficient Use of Resources:			
	A. County subsidy per unit (\$50,000/unit target)	0	—	200
	B. Cost per unit (VHDA limits)	0	—	100
	C. Leveraging 3:1	0	—	5
	D. Funds revolve back to AHPP	0	or	5
	TOTAL			310
	Total			780
VIII	Bonus Points			
	Innovation	0	or	10
	TOTAL + Bonus			790