

Notice of Funding Availability (NOFA) for Affordable Rental Housing Development Projects Application
THRESHOLD ANALYSIS

		Scoring Ranges		
I Mandatory Items:	A. Signed, completed application	Yes	or	No
	B. Evidence of notification to Magisterial District Supervisor	Yes	or	No
	C. Zoning approval, as defined in the NOFA	Yes	or	No
	D. Not suspended or debarred from County, State, or Federal procurement	Yes	or	No
	E. Evidence of Site Control, as defined in the NOFA	Yes	or	No
	F. All Mandatory Attachments	Yes	or	No
II Readiness:	A. Realistic Plan of Financial Closing to reach completion within 12-18 months	0	or	40
	TOTAL			40
III Housing Needs Characteristics:	A. Existing Project-Based Subsidy	0	or	20
	B. Census tract with < 10% poverty rate	0	or	20
	C. Leasing preference to families on FCRHA or other County Waiting Lists	0	or	10
	D. Preference will be given to new construction or projects made affordable that are not currently under LIHTC or other affordability restrictions	0	or	20
	TOTAL			70
IV Development Characteristics:	A. Accessibility (504) for 5% or 10% of units (2 points for each percent)	0	to	20
	B. Earthcraft Gold, LEED, NGBS Silver or higher, or Enterprise Green Communities	0	or	20
	C. Universal Design (.2 point for each percent)	0	to	20
	TOTAL			60
V Population Served:	A. Provision of 3 BR units or larger (1 point for each percent up to 20%)	0	to	20
	B. Units with rents at or below 30% AMI (1 point for each percent up to 10%)	0	to	10
	C. Units with rents at or below 50% AMI or less: 75% of units at 50% AMI and below (50 pts) Between 60% and 75% of units at 50% AMI or below (30 pts) Between 50% and 60% of units at 50% AMI or below (10 pts)	0	to	50
	D. Units serving persons with intellectual and/or physical disabilities, special needs population	0	or	15
	E. Resident services provided on site	0	or	10
	F. Within 1 mile of a Metro station or 0.5 mile of a bus stop	0	or	5
	TOTAL			110
VII Applicant Experience:	A. Developer experience - 3 developments with 3x units or 6 developments with 1x units of proposed development	0	or	50
	B. Developer experience - 3 developments with 1x units of proposed development	0	or	30
	C. Developer experience - 1 development with 1 x units of proposed development	0	or	10
	TOTAL			50
VII Efficient Use of Resources:	A. County Funding Per Unit: \$0-20,000 (200 points) \$20,001-40,000 (150 points) \$40,001-60,000 (100 points) \$60,001-80,000 (50 points)	0	to	200
	B. Cost Limits (Lower than Virginia Housing cost limits as defined in the LIHTC Manual)	0	or	50
	C. Leveraging Non-County Capital Resources with a Minimum 4:1	0	or	10
	D. Projects Provide Cash Flow to Repay the Loan in conjunction with the permanent loan term	0	or	10
	E. FCRHA-Issued Bonds	0	or	100
	TOTAL			370
TOTAL MAXIMUM SCORE				700