



Barnstable County

Regional Government of Cape Cod
3195 Main Street | Barnstable, Massachusetts 02630

Department of Human Services

Barnstable County HOME Consortium

APPLICATION FOR RENTAL HOUSING DEVELOPMENT FUNDS

COVER SHEET

For development projects also applying for Executive Office of Housing and Livable Communities (EOHLC) funding under a Notice of Funding Availability (NOFA) round, please electronically submit the EOHLC OneStop application complete with all attachments to Renie Hamman, HOME Program Manager at renie.hamman@capecod.gov along with the completed Cover Sheet and Threshold Scoring Sheet. *For rental housing projects that are not applying for EOHLC funding, please contact Renie Hamman, HOME Program Manager for HOME Programs application.*

Applications for funding will not be deemed submitted until the following has been received:

- Copy of EOHLC OneStop application complete with all attachments
- Barnstable County HOME Consortium Cover Sheet
- Barnstable County HOME Consortium Threshold Scoring Sheet

In submitting an application for Barnstable County HOME Programs funds, please review the Barnstable County HOME Consortium Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines (the "Guidelines").

For questions on this application process, please contact Renie Hamman, HOME Program Manager at: 508-375-6622 / renie.hamman@capecod.gov.

Applicant Information

Applicant Name: _____

Contact:

Name: _____ Phone: _____ Email: _____

Address: _____

Project Information:

Project Name: _____

Project Address: _____ Town: _____

Type of Project: New Construction Redevelopment

Type of Housing: Family Housing Age-Restricted Other: _____

Unit Information

Number of Units: _____

Affordability Mix Breakdown:

AMI	< 30%	<50%	<60%	<80%	<100%	<110%	<120%	Market	Other
# Units									

Bedroom Mix Breakdown:

AMI	< 30%	<50%	<60%	<80%	<100%	<110%	<120%	Market	Other
Studio									
1 Bed									
2 Bed									
3 Bed									
4/+ Bed									
Total:									

Site Information:

Name of Owner : _____

Size of Site: _____ Square Feet _____ Acres

Current Use: _____

Construction Information

Number of Buildings: _____ Number of Stories: _____

Gross Square Feet: _____ Construction Cost Per Square Foot: _____

Total Development Costs (TDC): _____ TDC per Unit: _____

Funding Information

HOME Programs Funds Requested: HOME HOME-ARP

Amount Requested: _____

Threshold Scoring Points: _____

Number of HOME and HOME-ARP assisted units: HOME Programs funding requires eleven (11) assisted units in the project as described in the Guidelines and the HOME-ARP Addendum.

Threshold Scoring: *Please complete the attached Threshold Scoring Sheet and submit herewith.*

Signature Page Follows

Signature:

Name: _____ (please print)

Date: _____

APPLICATION FOR HOME RENTAL HOUSING DEVELOPMENT FUNDS

SECTION 5: THRESHOLD SCORING SYSTEM

Complete the following form to determine your analysis of the project’s ability to meet the 75 point minimum scoring threshold; see Section 3. Threshold Scoring System of the Guidelines attached hereto.

Consortium staff will perform its own analysis and will contact the applicant should there be different results.

	THRESHOLD	Maximum Points	Project Score
1.	Rehab or Redevelopment/New Construction	30	
2.	LEED Eligibility	10	
3.	Project Wastewater	10	
4.	Handicap Accessible Units %	20	
5.	Visit-able Units %	10	
6.	Tenant Storage Space	10	
7.	Project Affordability %	20	
8.	Income Targeting -Affordable Units	24	
9.	Local Support	10	
10.	Large Bedroom Mix	10	
11.	Housing Targeted for Special Needs	10	
12.	MBE/WBE – Section 3	10	
13.	Permanent Displacement	(-10)	
14.	Total Development Cost per Unit	5	
15.	Total Development Cost per Sq. Ft.	5	
TOTAL POINTS:		184	



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Barnstable County HOME Consortium HOME and HOME-ARP Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines

SECTION 3. THRESHOLD SCORING SYSTEM

1. Type of Development:

- Rehabilitation/redevelopment: *30 points*
- New Construction: *10 points*

Redevelopment involves the use and expansion of an existing building, the conversion of use of an existing building, and the razing of an existing building to construct housing. Buildings will be determined primarily through their assessment classification. The demolition solely of accessory structures shall not be considered redevelopment.

2. Design likely to achieve LEED eligibility, Enterprise's Green certification, Passive House certification or other like program through architect submission: *10 points*
3. Project's wastewater is tied to sewer or local package system, or employs alternate denitrifying system that exceeds state Title V standards: *10 points*
4. Percentage of total project units that are handicap accessible:
 - at least 5%: *5 points*
 - at least 10%: *10 points*
 - at least 15%: *15 points*
 - at least 20%: *20 points*
5. Percentage of total project units that are visit-able:
 - at least 20%: *4 points*
 - 21-40%: *6 points*
 - 41-70%: *8 points*
 - 71%+: *10 points*

A unit is visit-able when a person with mobility impairments can enter the unit and navigate throughout the first floor and have access to an accessible bathroom.

6. Tenant Storage Space: Up to a maximum of 10 points for applicants who provide additional individual storage space in addition to what is provided in the unit.
7. Percentage of Project Affordability:
 - 0- 25%: 0 points
 - 26-33%: 5 points
 - 34-50%: 10 points
 - 51-75%: 15 points
 - 76%+: 20 points

8. Income targeting/ affordable units *maximum 24 points*:

Household Incomes Targeted	AFFORDABLE UNITS				
	Up to 15%	16-25%	26-50%	51-75%	76%+
0-30%	6 points	9 points	12 points	15 points	20 points
31-50%	2 points	4 points	6 points	8 points	10 points
51-80%	1 point	2 points	3 points	4 points	5 points

9. Local Support through donation or leasing of land and/or financial support (CPC, trust funds, etc.) in an amount at least equal to HOME request: 10 points
10. Larger bedroom Mix *maximum of 10 points*:
 - At least 65% of the units in a project are two bedrooms or larger and at least 10% are three bedrooms or larger: 10 points
 - At least 50% of the units in a project are 2 bedrooms or larger and at least 5% are three bedrooms or larger: 5 points
11. At least 15% of the total units targeted to serve homeless individuals or families, special needs groups, and/or persons with disabilities: 10 points
12. Development Team (maximum 10 points):

Inclusion of certified Minority/Women’s Business Enterprise (MBE/WBE) members on the development team: *maximum of 5 points*:

 - Project sponsor, general contractor, and/or management agent: 5 points
 - Architect, attorney, development consultant, syndicator: 2 points

Inclusion of Section 3 eligible members on the development team: *maximum of 5 points*:

 - Project sponsor, general contractor, and/or management agent: 5 points
 - Architect, attorney, development consultant, syndicator: 2 points
13. Project involves permanent displacement of income eligible households: (-10 points)
14. Total development costs per unit:
 - less than \$525,000: 5 points
 - \$525,000 – \$574,999: 4 points

\$575,000 – \$624,999:	3 points
\$625,000 – \$674,999:	2 points
\$675,000+-:	1 point

For age-restricted developments or other developments wherein the project consist of more than 80% of one-bedroom or less units, subtract one point for cost comparison purposes.

15. Total development costs (site and building) per gross square feet (sf):

less than \$325:	5 points
\$325 – \$349:	4 points
\$350 – \$374:	3 points
\$375 – \$399:	2 points
\$400+:	1 point

MINIMUM POINTS NEEDED TO CONSIDER FUNDING: 75

MAXIMUM POINTS: 184