

Project Name

Points Possible	Criteria	Score	Comments
Site Control			
5	Property is owned by Applicant and is zoned for the proposed development.		
3	Option secured or rezoning required.		
0	Property has not been identified.		
Site Location ¹			
8	Within 1 mile of an employment center measured by the shortest distance by road.		
5	Between 1 and 3 miles of an employment center measured by shortest distance by road.		
0	More than 3 miles from an employment center measured by shortest distance by road.		
Transit Access ²			
10	Development is within 1/4 mile of a TARC stop on a high-frequency transit line.		
5	Development is between 1/4 and 1/2 mile of a TARC stop on a high-frequency transit line, or within 1/4 mile of a TARC stop on a non-high-frequency transit line.		
3	Development is within 1/2 mile of a TARC stop on a non-high-frequency transit line.		
0	Development is more than 1/2 mile from a TARC stop.		
-1	No continuous sidewalk is present between the development site and the TARC stop and there are no plans to construct such a sidewalk as part of the project.		

Access to Services³			
8	Development is within 1/4 mile of at least 5 services, one of which is a grocery store.		
5	Development is between 1/4 and 1/2 mile of at least 5 services, one of which is a grocery store.		
3	Development is between 1/2 and 1 mile of at least 5 services, one of which is a grocery store.		
0	Development is more than 1 mile from at least 5 services.		
Alignment			
5	The project leverages or supports other major area development or planning efforts.		
0	The project does not leverage or support other major area development or planning efforts.		
Use Mix			
10	Mixed income, including a percentage of market rate units.		
7	All affordable units, some units reserved for renters at 60% or less of AMI.		
4	All affordable units.		

Diversity ⁴			
15	Development is located in a Metro Council District that contains less than 1% subsidized housing as a percentage of total District Housing units.		
10	Development is located in a Metro Council District that contains between 1.1% - 5% subsidized housing as a percentage of total District housing units.		
7	Development is located in a Metro Council District that contains between 5.1% - 8% subsidized housing as a percentage of total District housing units.		
3	Development is located in a Metro Council Districts that contains between 8.1% - 10% subsidized housing as a percentage of total District housing units.		
0	Development is located in a Metro Council District that contains more than 10% subsidized housing as a percentage of total District housing units.		
Resident Support ⁵			
3	Applicant will provide training for residents in how to be a successful renter as a prequalification to renting.		
0	No resident support planned.		
Credit Building Rent Reporting ⁶			
3	Development will provide this program as an optional amenity at no cost for all residents.		
0	Development will not participate in this program.		

Unit Size			
8	More than 25% of affordable units designed with 3 or more bedrooms.		
5	15.1% - 25% of affordable units designed with 3 or more bedrooms.		
3	10.1% - 15% of affordable units designed with 3 or more bedrooms.		
0	Less than 10% of affordable units designed with 3 or more bedrooms.		
Universal Design ⁷			
5	All units feature universal design or are prebuilt to accommodate accessible features.		
3	At least 1/3 of units feature universal design or are prebuilt to accommodate accessible features.		
0	No accessible features or universal design for future accessible features.		
Sustainable Design			
10	Development will be built to nationally-recognized sustainable design standard such as Passive House, Energy Star, or LEED and will incorporate measures to help residents track energy consumption to manage utility costs.		
5	Development will be built to nationally-recognized sustainable design standard such as Passive House, Energy Star, or LEED but does not incorporate measures to help residents track energy consumption to manage utility costs.		
0	Development will not be built to nationally-recognized sustainable design standards such as Passive House, Energy Star, or LEED.		

Tree Canopy			
5	Development plan will include a tree canopy that exceeds requirements by 20% or more, or increase existing tree canopy by 20%.		
0	Development plan does not exceed tree canopy requirements by 20%.		
Urban Heat Island Mitigation - Cool Roof			
5	Development roof will be built to meet cool roof standards.		
0	Development roof will not be built to meet cool roof standards.		
Green Infrastructure			
5	Applicant will apply for MSD's Green Infrastructure Incentive Program and the Office of Sustainability's Green Infrastructure Incentive Program.		
3	Applicant will apply for MSD's Green Infrastructure Incentive Program, but not the Office of Sustainability's Green Infrastructure Incentive Program.		
0	Applicant will not apply for MSD's Green Infrastructure Incentive Program or the Office of Sustainability's Green Infrastructure Incentive Program.		
Adaptive Re-Use⁸			
5	Project will rehabilitate an existing building for affordable housing.		
3	Project will allow uninhabitable units to be rehabilitated for affordable housing.		
0	Project will not involve adaptive reuse or rehabilitation of uninhabitable units.		

	On-site Amenities, Supportive Uses ⁹		
2	Uses included.		
0	No uses included.		
	Leverage		
8	Louisville CARES represents 15% or less of total project financing.		
6	Louisville CARES represents 15.1% - 25% of total project financing.		
3	Louisville CARES represents 25.1 - 45% of total project financing.		
1	Louisville CARES represents 45.1% or more of project financing.		
	Term of Loan		
10	Loan repaid in full in less than 3 years.		
5	Loan repaid in full in more than 3 years.		
	TOTAL SCORE		

NOTES

1	See Employment Center Map/TARC Bus Line Map under Application Resources for location of employment centers.
2	Distance to TARC stops is measured by the shortest distance by sidewalks. If no continuous sidewalk is present between the development and the TARC stop, reduce score by 1 point. High-frequency transit lines include the #4, #18 and #23 lines.
3	Services include gas stations, restaurants, banks, clothing retail, hardware stores, auto repair garages, home goods retail, bookstores, coffee shops, bike shops, dry cleaners, medical and dental offices, and grocery stores (defined by North American Industry Classification System (NAICS) code 44511, these include establishments generally known as supermarkets and smaller grocery stores primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. Convenience stores, with or without gasoline sales, are excluded. Large general merchandise stores that also retail food, such as supercenters and warehouse club stores, are excluded.)
4	Use the "Percentage of Total Public Housing and Section 8 Units by Metro Council District" chart located under Application Resources to determine percent of subsidized housing as total percentage of Metro Council District housing for purposes of this section.
5	The Applicant must provide a letter of support from a qualified organization that will conduct resident training on behalf of the Applicant in order to receive points for this section.
6	Credit building rent reporting is a tool that allows low-income renters to use their timely rent payments to build their credit history.
7	Universal design is a practice of designing spaces to be useable by the widest range of people possible. It incorporates a large percentage of the requirements for Accessible Design. See http://www.universaldesign.com/about-universal-design.html .
8	For purposes of Louisville CARES, adaptive reuse includes the conversion of a previously non-residential building to affordable housing, or the rehabilitation of residential units that have been uninhabitable for a period of more than 12 consecutive months. It does not include the rehabilitation or upgrade of existing residential units, residential units that have been occupied within 12 months of the date of application or residential units that could have been, but were not, leased during the previous 12 months.
9	On-site, supportive uses include but are not limited to playgrounds, community centers, computer labs, clubhouses, and commercial spaces.