

## Appendix 7-G Sustainable Development Projects Bonus Evaluation Form

Developer: \_\_\_\_\_ Project Location: \_\_\_\_\_ Date: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Total Land Area: \_\_\_\_\_ Density allowed: \_\_\_\_\_

<b>Evaluation Criteria – Affordable Housing</b> <i>Multi-part items may earn points in one section only.</i>	<b>Self Score</b>	<b>Verified Score</b>	<b>Comments</b>
Infill on existing street not requiring extensive new infrastructure, such as storm drains, curbs, sidewalks (5 points)			
Proximity to services and employment centers* within one mile (10 points)			
Site is located within 500 feet of a high frequency transit line (15 points)			
At least 20% of <u>all</u> rental units (with a minimum of 5 units) will be affordable as defined by the City of Asheville. Scoring below: a. 80 -100% of units are affordable (35 points) b. 60-80 % of units are affordable (30 points) c. 40-60% of units are affordable (25 points) d. 20-40% of units are affordable (20 points)			
At least 20% of <u>all</u> for sale units (with a minimum of 5 units) will be affordable as defined by the City of Asheville. Scoring below: a. 80 -100% of units are affordable (30 points) b. 60-80 % of units are affordable (25 points) c. 40-60% of units are affordable (20 points) d. 20-40% of units are affordable (15 points)			
Project includes specific plan to preserve long-term affordability of units for: a. 20 years. (15 points) b. 30 years (25 points)			
Project incorporates affordable housing: a. Into the development (15 points) b. Provided off-site (10 points) c. Provides a fee in lieu per the Housing Trust Fund guidelines (5 points)			
Project includes a mix of housing types (apartment, townhome, single family) (5 points)			
Over half of all units are one bedroom or efficiency units (10 points)			
Renewable energy on-site (10 points)			
Project includes efficiency features: a. Energy Star Certified (5 points) b. NC Healthy Built Silver or Bronze LEED Certification (10 points) c. NC Healthy Built Gold or Silver or above LEED Certification (15 points)			
Project is located in brownfields redevelopment area (10 points)			
Project is located in the River District (5 points)			
Project is located within a designated Transformational Project area (5 points)			

### OPTION 1 BONUS – Affordable Housing Only

50-80 points = 20% density bonus

81-100 points = 50% density bonus

100+ points = 100% density bonus

### OPTION 2 BONUS – Green Building

LEED Bronze or NC Healthy Built Silver = 20% density bonus

LEED Silver or NC Healthy Built Gold= 40% density bonus

LEED Gold or NC Healthy Built Platinum = 60% density bonus

LEED Platinum = 80% density bonus

### OPTION 3 BONUS – Affordable Housing & Green Building

For an affordable housing project, an additional 10% may be added to the affordable housing density bonus for each level of NC Healthy Built or the corresponding LEED Certification achieved.

### OPTION 4 BONUS – Green Building & Affordable Housing

For a green building project, an additional matching percentage of bonus may be added for the percentage of affordable units included in the project.

\* Employment Centers shall include:

- Mission Regional Hospital
- Downtown Asheville
- Biltmore Village & Biltmore Estate
- The Asheville Mall & S. Tunnel Rd.
- Other centers considered with supporting data from the applicant