

2025 Full Application Scoring

25007

The Ridge at Rock Hill

York County

Preliminary Application New Construction Scoring Criteria		
	PTS	Enter Pts. Here
A. POSITIVE SITE CHARACTERISTICS		
Distance to Amenities	up to 65	65
Number of Jobs Paying between \$1,251 and \$3,333 within 2 miles/Group A or 4 miles/Group B	up to 10	6
Project located entirely within a Rural area defined by USDA	5	0
B. LAND DONATION		
Local Government owns the proposed real estate at prelim app & has prior to July 31, 2024	5	
D. AFFORDABLE HOUSING SHORTAGE		
Located in a county w/out NC 9% award in 10 previous funding cycles	10	
Located in a county w/out NC 9% award in 5 previous funding cycles	5	5
Located in a county w/out NC 9% award in 3 previous funding cycles	3	
Total Prelim Application Score		76
Full Application New Construction Scoring Criteria		
C. AFFORDABILITY		
Applicable income limits	10	10
Owner signs voluntary waiver to request QC for the duration of the extended use period.	10	10
E. SUSTAINABLE BUILDING		
Application contains Certification from Responsible Green and/or Energy Professional	5	5
F. LEVERAGING		
\$ from local govt ; 1000-1999=1pt, 2000-3499=2pts, 3500-5499=3pts, 5500-7999=4pts, 8000-9999=5pts, 10,000+=6pts	up to 6	6
G. PROJECT-BASED RENT ASSISTANCE		
Vouchers for at least 20% of the total units	5	5
H. SUPPORTIVE HOUSING		
10% of the units to persons with disabilities	5	5
Full Application Score		41
Total Score		117



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The Ridge at Rock Hill – Scoring Summary

PRELIMINARY APPLICATION

A. POSITIVE SITE CHARACTERISTICS

Distance to Amenities (up to 65 points)

The Ridge at Rock Hill is requesting the full **65 points** for this category. In the pre-application, SC Housing awarded the project 62 points in this category. At that time, we did not receive the 3 points for the healthcare facility amenity because Oak Street Health is a primary care medical clinic that primarily serves seniors.

Since then, we have strategically shifted the project to serve seniors (55+), based on direction and feedback from the City of Rock Hill. As a result, Oak Street Health should now qualify for 3 points. The developer requests that these points be awarded in this full application.

Number of Jobs Paying between \$1,251 and \$3,333 within 2 miles/Group A or 4 miles/Group B (up to 10 points)

The Ridge at Rock Hill is categorized as Group A. There are 3,914 jobs within a 2 mile radius of our site. Therefore, we qualify for 6 points as confirmed in the pre-application scores.

Project located entirely within a Rural area defined by USDA (5 points)

We are not requesting points for the rural category.

B. LAND DONATION

Local Government owns the proposed real estate (5 points)

We are not requesting any points for the land donation category as the owner of the land is a private seller and not the local government.

D. AFFORDABLE HOUSING SHORTAGE

Located in a county w/out NC 9% award in 5 previous funding cycles (5 points)

The project was awarded 5 points in this category during the pre-application round.

FULL APPLICATION

C. AFFORDABILITY

Applicable income limits (10 points)

The Ridge at Rock Hill is requesting the full 10 points for this category, as our average is income is 54%.

Owner signs voluntary waiver to request QC for the duration of the extended use period (10 points)

We are requesting the full 10 points for this category as confirmed by the letter attached. The project ownership commits to a voluntary waiver of the right to request a qualified contract from the Authority for the duration of the extended use period.

E. SUSTAINABLE BUILDING

Certification from Responsible Green and/or Energy Professional (5 points)

As confirmed in the attached certification from our architect, M+A design, The Ridge at Rock Hill is committing to Innovation Research Labs' National Green Building Standard certification, Bronze Tier. Therefore, we request the full 5 points for this category. M+A Design has years of experience with this Green Build certification and many other kinds of sustainable design elements. Please see the project narrative, which includes their resume and qualifications for more information.

F. LEVERAGING

\$ from local govt; \$3500-5499 (6 points)

The Ridge at Rock Hill qualifies for 6 points under this category through the following funding sources:

- \$302,152 (\$5,036 / unit) Fee Waivers from the City of Rock Hill (3 Points)
- \$250,000 (\$4,1067 / unit) Rock Hill Housing Authority loan commitment (3 Points)

See Tab 18 for documentation.

G. PROJECT-BASED RENT ASSISTANCE

Vouchers for at least 20% of the total units (5 points)

The Rock Hill Housing Authority will include 12 Project-Based Vouchers, 20% of the total units. These vouchers will be targeted primarily to the 20% AMI units, serving the lowest-income households with the greatest need, as well as a select number of 50% AMI units.

H. SUPPORTIVE HOUSING

10% of the units to persons with disabilities (5 points)

The Ridge at Rock Hill claims 5 points under this category as 6 units (10%) of units will be set-aside for persons with disabilities. These units will be designated as 20% AMI units.