

APPENDIX B

SH-Safe Site Criteria

NCHFA will schedule a site visit (either in person or virtual) to review the site. NCHFA staff will evaluate the site using the criteria below.

Neighborhood Characteristics

1. The existing neighborhood and surrounding land uses are compatible with proposed development or rehabilitation for intended population.
2. Physical conditions of buildings in neighborhood are in mostly good repair with few vacant structures.
3. There are no concerns about neighborhood safety.
4. The real estate and economic trend of the area appears to be stable and/or improving.
5. There are no vacant tracts of land within half a mile of site where undesirable use is allowed such as a rock quarry or heavy industry.

Site Suitability

1. Prior to submitting a SH-Safe complete application, the applicant must have site control or the option to have site control.
2. There are no obvious physical or environmental barriers to development that would require extensive site development work such as topography, floodplain, and road access. Please reference <https://msc.fema.gov/portal>.
3. The site and Supportive Services Action Plan (SSAP) taken together show a cohesive plan to support the intended population.
4. The site has good access to appropriate community amenities and resources.
5. The site has good access to transportation options (able to get there).
6. The site is free from *excessive* traffic or noise.
7. The site is served by public utilities. If not served by public utilities, a soil suitability test will be required with the application.

Rehabilitation and Adaptive Reuse of Existing Building

1. The structure is feasible for rehabilitation, including accessibility (see Appendix D).
2. The structure is suitable for the intended use and population served.