

# Consolidated Affordable Housing Development Program (CAHDP) Evaluation Criteria

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## 1. ***Experience and Capacity of the Applicant and Project Partners:***

- 5 **Points** Demonstrates developer, staff, and management (as applicable) and other partners' expertise to complete the proposed project.
- 5 **Points** Demonstrates reasonable financial capacity of the applicant and partners.
- 5 **Points** Demonstrates understanding of required documentation and regulations.

## 2. ***Project Feasibility:***

- 10 **Points** Documents funding sources including commitment levels, conditions, and expenditure deadlines.
- 10 **Points** Demonstrates that this is the minimum funding request necessary to provide affordable housing (project costs are reasonable, funding has been leveraged to the maximum extent no other appropriate funding sources are available to fill funding gap).
- 10 **Points** Demonstrates that the project is financially viable and meets subsidy layering/underwriting guidelines.
- 10 **Points** Provides proforma or financial schedules that are consistent with industry standards.
- 10 **Points** Demonstrates that proposed rents and utility allowances are within the funding limits.
- 10 **Points** Demonstrates that the project timeline and budget reflect the likelihood of meeting programmatic spending requirements.

## 3. ***Housing Affordability and Target Populations:***

- 10 **Points** Creates long-term affordable housing (30+ years, priority for longer affordability terms).
- 10 **Points** Creates new affordable units /OR prevents the loss of NOAH or other affordable unit like privately owned Project Based Section 8 units.

### ***Additional Criteria for Rental Projects:***

- 10 **Points** Serves at least 4 households at or below 30% AMI.
- 10 **Points** Serves at least 8 households at or below 50% AMI or 60% of AMI.
- 10 **Points** Creates at least 5 housing opportunities for people experiencing or that have experienced homelessness.

***Additional Criteria for Ownership Projects:***

**15 Points** Creates homeownership opportunities for households at or below 80% AMI

**15 Points** Provides written criteria, guidelines or polices that promote successful and sustainable homeownership.