

State of Connecticut Department of Housing

State Sponsored Housing Portfolio Moderate Rehabilitation Program

Rating and Ranking Criteria November 2013

1. READINESS TO PROCEED (40 POINTS)

a. Commitment of Funds (non-DOH)

Points will be awarded to proposals that have soft or firm commitment from non-State sources. Soft commitments are generally in the form of letters of interest. Firm commitments are generally in the form of term sheets with specific key terms and minimal conditions. from funder in specific amounts. Other sources may include, for example, loans, reserves, CDBG funds, local HOME funds, and project-based Section 8. To receive points under this category, at least 25% of the project’s total development costs must be non-State funding.

Commitment Level of Leveraged Funds	Points
All Firm Commitments	10
Firm Commitments for 50% or more of leveraged funds and soft commitments for 100% of balance	8
100% Soft Commitments for all	5
No Commitments	0

b. Local Zoning Approvals

Points will be awarded for proposals that don’t require zoning approval and those that require zoning approval and have provided evidence that such approval is in place.

Zoning Approvals	Points
Yes (or not required)	5
No	0

c. Status of Construction Documents

Points will be awarded for proposals where architectural documents that exceed the 40% minimum for architectural plans have been completed.

Status of Construction Documents	Points
Bidding Completed	15
100% drawings completed	10
>40% drawings completed	5

d. Status of Environmental Site Assessments

Points will be awarded for sites that have been fully characterized by applicable environmental site assessments and site hazard reviews (lead paint, radon, and asbestos) as required.

ESA Status	Points
Site fully characterized and all related costs identified in scope of work and cost estimate	10
Site hazards and costs not fully characterized	0

2. APPLICANT CAPACITY & QUALIFIED DEVELOPMENT TEAM (10 POINTS)

a. Development Team Experience

Proposals will be awarded points based on the years of direct experience of each development team member with similar projects.

Years of Experience	Points
≥10 years	5
≥5 and <10 years	3
< 5 years	0

b. Development Team Track Record

Points will be awarded if the developer has consistently completed closings and construction activities on time and within budget.

Completion Track Record	Points
Yes	5
No	0

3. AVAILABILITY OF AFFORDABLE HOUSING (20 POINTS)

a. Percentage of Affordable Rental Housing

Points will be awarded for proposals where the housing development is the only affordable housing or constitutes a significant portion of the affordable units in the municipality.

% of Affordable Housing	Points
≥ 75%	5
≥25% and <75%	3
<25%	0

b. Local Availability of Affordable Rental Housing

Points will be awarded for projects located in a municipality where the number of affordable housing units constitutes less than 10% of all housing units.

% of Affordable Housing in Mun.	Points
<10%	5
>10%	0

c. Minimal Displacement of Residents

For development proposals requiring temporary relocation, a relocation plan must be submitted with this application. Points are awarded for minimal displacement of residents.

Relocation Activity	Points
No relocation required or if temporary relocation required, the Plan fully addresses all temporary relocation requirements	10
Inadequate temporary relocation plan	0

4. STABILIZATION PLAN (10 POINTS)

Points will be awarded for proposals which include a narrative operational plan demonstrating how this funding will provide sustainability of operations for the project for the minimum requirement of 20 years. Applications will be scored based on the steps to be taken regarding rent structures, marketing units, deposits to reserves to address future capital needs, reduction in operating expenses, etc. The stabilization plan must be in compliance with the CHFA Capital Plan unless a satisfactory explanation is provided.

Fully Defined Stabilization Plan	Points
Yes	10
No	0

5. LEVERAGE/MAXIMIZING DOH FUNDS (10 POINTS)

Points will be awarded based on the amount of non-State funding to the Total Development Cost (TDC) based on commitments provided.

% of DOH Funds	Points
>25%	10
>20% and ≤25%	8
>10% and ≤20%	5
≤10%	0

6. REHABILITATION OF CURRENTLY UNINHABITABLE UNITS (10 POINTS)

Points will be awarded to proposals that propose to make currently uninhabitable units habitable as a result of the construction activities. To receive points under this category all of the uninhabitable units (as confirmed by the Capital Plan) must be made habitable.

Unoccupiable Units Brought Online	Points
≥10	10
≥6 and <10	6
≥1 and <6	3
0	0

PRIORITIZATION OF PROJECTS WITH HIGHER CRITICAL COSTS PER UNIT

To address the most critical needs of the Portfolio, DOH and CHFA will select from the highest scoring projects (i.e. those which in the aggregate would need 150% of the amount allocated for this funding round), the projects with the highest critical needs per unit, as determined in the Capital Plan, with a preference for projects with earlier transaction years.