



**TOWN OF BARNSTABLE**  
**AHGDT Application Evaluation Worksheet- Development Activities**  
**FY 2022-2023**

**PROJECT:** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_

Below are the evaluation criteria contained in the NOFA. The Trust reserves the right to consider additional community needs that may be presented in a particular project, for which additional points may be assessed, such as a project which preserves an expiring use or a project which converts existing structures into affordable housing,

**Note:** If funding is for acquisition of land or existing buildings, acquisition costs **MUST** be at or below appraised value and affordability percentage must match the percentage of Trust subsidy in the acquisition cost.

**Minimum Points to be considered for funding: 65 (bonus points cannot be used to reach minimum point threshold)**

**POINTS**

**Total Available Points (not including bonus points): 100**

**1. Affordability: Total Maximum Points 25**

*The level of affordability and the percentage of the total number of units created that are affordable*

**2. Amount of other subsidy funds to leverage Trust investment:  
 Total Maximum Points 10**

**3. Strength of overall concept: Total Maximum Points 20 + 6  
 Bonus points**

*Demonstrated market need for the size, type and mix of units, overall design reflects local vernacular, site design, parity of Affordable with Market Units, incorporation of sustainable design and smart growth principles; additional public benefits. Bonus point for sewer connection and/or certifiable Green design*



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4. Strength of development team: <b>Total Maximum Points 15</b>	
<p style="text-align: center;"><i>Experience of applicant and of development team members in projects the type, size and complexity proposed</i>  <i>Experience with affordable residential development projects</i>  <i>Successful experience with residential projects owned and/or managed. Understanding of fair housing and affordable housing.</i>  <i>The financial strength of the developer</i>  <i>The overall staff capacity of the developer</i>  <i>Status of compliance/good standing with other subsidy programs</i></p>	
5. Whether the development and operating costs are reasonable for a project of its size and consistent with industry standards and the project’s financial feasibility requires the subsidy requested. <b>Total Maximum points 20</b>	
<i>Assessment of the pro forma and other financial submissions</i>	
6. Percentage of Units that are accessible to individuals with disabilities. <b>Total Maximum Points 5</b>	
7. Evidence of readiness to proceed: <b>Total Maximum points 5</b>	
<b>BONUS POINTS FOR PROJECTS LISTED IN THE NOFA AS PRIORITY PROJECTS</b> (Factor to be considered in determining the amount of award)	
8. Affordable rental housing in areas outside of Hyannis: <b>Up to 10 Points</b>	



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9. Rental units that are affordable to households at or below 50% Area Median Income (AMI): <b>Up to 10 Points</b>	
10. Projects that propose the creation of affordable and community housing homeownership units in Hyannis: <b>Up to 10 Points</b>	
11. Projects that provide housing to vulnerable populations and offer supportive services: <b>Up to 10 points</b>	
12. Projects that are on public land: <b>Up to 10 points</b>	
13. Projects that convert existing buildings and structures into new affordable/community housing units: <b>Up to 10 points</b>	
<b>Total Points:</b>	