

**APPENDIX C**  
**ADDITIONAL FINANCIAL METRICS FOR WINTER 2017 NOFA**

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The following Additional Financial Metrics will be used to evaluate proposals submitted through the Winter 2017 Affordable Housing NOFA.

**Maximum Cost/Unit**

Development teams must use the required Cost/Unit Calculator to calculate Maximum Cost/Unit (see [Form G](#) - Total Cost Standard and Average Number of Bedrooms)

| <b>Unit Type</b> | <b>Average Cost</b> |
|------------------|---------------------|
| Studio           | \$ 197,000          |
| 1 Bedroom        | \$ 256,000          |
| 2 Bedroom        | \$ 354,500          |
| 3 Bedroom        | \$ 433,000          |
| 4 Bedroom        | \$ 492,000          |

At PHB's sole discretion, projects exceeding the maximum allowable cost per unit as calculated by the Cost/Unit Calculator may be eliminated from further consideration or evaluated less favorably.

**Average Maximum PHB subsidy/unit**

PHB average maximum subsidy/unit is:

- \$125,000

PHB average subsidy/unit will be calculated as follows.

$$\frac{\bullet}{\bullet} \frac{\text{Amount of PHB (only) subsidy request}}{\text{Total \# of units to be restricted by PHB at 80\% AMI or less*}}$$

At PHB's sole discretion, projects exceeding the Average Maximum PHB Subsidy/Unit may be eliminated from further consideration or evaluated less favorably.

\*Note for for-sale projects wording is: "Total # units to be sold to households earning 80% AMI or less for two bedroom units or smaller and 100% AMI for three bedroom units or larger.

**Average Maximum Expenses Per Unit Per Annum (PUPA)**

Note: this metric applies to **rental projects only**.

PHB Average Maximum Expenses PUPA is:

- \$5,500

PHB Average Maximum Expenses PUPA will be calculated as follows.

$$\frac{\bullet \quad \text{Total annual operating expenses for residential units to be restricted by PHB at 80\% AMI or less}}{\bullet \quad \text{Total \# of units to be restricted by PHB at 80\% AMI or less}}$$

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At PHB's sole discretion, projects exceeding the Average Maximum Expenses PUPA may be eliminated from further consideration or evaluated less favorably. This Maximum applies to typical projects. PHB recognizes that projects serving certain populations may necessitate higher expenses. If submitted expenses exceed the Maximum, PHB in its sole discretion will determine whether such excess is justified and/or appropriate.