Our Home State | Capital and Reserve Grant Program | LOI Scoring Rubric

Grantmaking focus:

The Our Home State Capital and Reserve Grant Program supports organizations and programs that ensure access to affordable housing or housing stability services.

Our Capital and Reserve Grant program will consider proposals that address one of the following:

- Capitalized services reserves, or operating/services reserves
  - Matching funds for LIHTC or other public/philanthropic investment
- Capital for existing affordable housing project preservation/redevelopment including:
  - Protecting, maintaining, and repairing existing affordable housing, infrastructure replacements (ex: boilers, roofs)
  - Expiring affordability requirements
  - Support for local housing trust funds
- Operating reserves for housing service stabilization/preservation including:
  - Unexpected budget shortfalls, cash flow gaps, and day-to-day operational emergencies
  - Programs and support designed to help individuals find, transition into, and maintain long-term housing

Section 1: Overview & Proposed Work

Scoring Description: To what extent does the applicant clearly describe their current focus, key initiatives or programs, and the communities they serve? Strong proposals will show how the organization will use funds for:

- Capitalized services reserves or operating/services reserves for an affordable housing development
- **OR**
- Capital for the preservation/redevelopment of existing affordable housing project
- OR
- Operating reserves for housing service stabilization/preservation

Score	Description
5	The organization exemplifies these criteria and provides strong responses to the corresponding LOI questions. The response provides a cohesive explanation of the organization's work, who the organization works with, and why the work matters. It clearly demonstrates the organization will use housing Capital or Reserve funds to finance long-term asset improvements, cover major structural replacements, and absorb extraordinary losses — or operating reserves as a financial safety net to cover unexpected budget shortfalls, cash flow gaps, and day-to-day operational emergencies — in ways that are responsive to the geography served, demonstrating strong alignment and purpose.
4	The organization exemplifies some of these criteria and provides good responses to the corresponding LOI questions. The organization describes its programs and communities clearly, though some elements may not be fully developed or connected. The role within the broader change efforts is present but may be more implied than explicitly articulated.
3	The organization generally aligns with the criteria and provides adequate responses to the corresponding LOI questions. The response offers a basic description of key initiatives, programs, and general understanding of the organization.
2	The organization may align with some of the criteria and provides minimal responses to the corresponding LOI questions. The information provided is fragmented, vague, or overly general, making it difficult to understand the organization's focus or whom it serves. Little connection is made to advancing housing systems efforts.
1	The organization does not meet or does not clearly describe how it meets these criteria. The response does not clearly explain the organization's work, communities, or relevance to housing systems efforts.

Score	Description
Comments or Questions	

Section 2: Vision & Approach

Scoring Description: To what extent does the applicant articulate a compelling need and use for capitalor operating/services reserves funds? Strong proposals will demonstrate how their work addresses inequities faced by impacted communities. The applicant should also show how their work is informed by, formed with, and directly benefits communities most impacted, and how guiding principles or frameworks shape their approach. Strong responses will also include specific detail appropriate to the eligible activity selected — such as current reserve position, the type of capital preservation activity, or the service at risk — rather than general statements about need.

Score	Description
5	The organization exemplifies these criteria and provides strong responses to the corresponding LOI questions. The organization articulates a compelling need and use for capital or operating/services reserves funds. The response demonstrates authentic connection to communities most impacted and shows how stated values or frameworks actively guide decisions and practices.
4	The organization exemplifies some of these criteria and provides good responses to the corresponding LOI questions. The organization describes a meaningful vision and references community benefit and guiding principles, though some relationships between vision, practice and impact could be more explicit.
3	The organization generally aligns with the criteria and provides adequate responses to the corresponding LOI questions. The response expresses aspirations or values but provides limited explanation of how they shape actual work or partnerships. Community connection is mentioned but not clearly integrated into the organization's approach.
2	The organization may align with some of the criteria and provides minimal responses to the corresponding LOI questions. The organization shares high-level intentions or language about impact, but it is unclear how this translates into practice or benefits communities most impacted.
1	The organization does not meet or does not clearly describe how it meets these criteria. The response does not clearly articulate a long-term vision or a compelling need and use for capital or operating/services reserves funds Little to no connection is made to community influence, benefit, or guidance practices.
Comments or Questions	

Section 3: Organizational Readiness & Capacity

Scoring Description: To what extent does the applicant demonstrate organizational readiness and capacity to carry out this work? Strong proposals will describe leadership, staffing, financial health, and infrastructure in ways that convey both current strengths and areas for growth. The applicant should show how funding will support continued growth, strengthen organizational infrastructure, and the compelling need and use for capital or operating/services reserves funds

Score	Description
5	The organization exemplifies these criteria and provides strong responses to the corresponding LOI questions. The response clearly describes leadership and a readiness that inspires confidence in the organization's ability to carry out the work. Information shared thoughtfully identifies how funding will strengthen infrastructure, support sustainability, and build capacity to lead change over time.
4	The organization exemplifies some of these criteria and provides good responses to the corresponding LOI questions. The organization provides a clear overview of its structure and readiness, though some elements may lack detail or connection to future growth. The use of funding to strengthen capacity is described but may not be fully developed.
3	The organization generally aligns with the criteria and provides adequate responses to the corresponding LOI questions. The response offers general information about leadership or operations but does not fully convey how the organization will sustain its work. Connections between funding and long-term capacity building are present but remain broad.
2	The organization may align with some of the criteria and provides minimal responses to the corresponding LOI questions. The description of leadership and financial position is minimal or fragmented, making it difficult to understand readiness to implement work.

Score	Description
1	The organization does not meet or does not clearly describe how it meets these criteria. The response does not provide enough detail about organizational leadership, capacity or financial context to determine readiness. It's unclear how funding would support the organization's ability to carry out or sustain the work.
Comments or Questions	