

CITY OF SANTA ROSA  
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS  
FROM: MEGAN BASINGER, HOUSING AND COMMUNITY SERVICES  
MANAGER  
SUBJECT: FISCAL YEAR 2019-2020 FOCUSED NOTICE OF FUNDING  
AVAILABILITY FOR AFFORDABLE HOUSING

AGENDA ACTION: MOTION

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RECOMMENDATION

It is recommended that the Housing Authority, by motion, approve proceeding with a Focused Notice of Funding Availability for FY 2019/2020 to stimulate the submittal of either Multifamily Housing Program (MHP) applications in June 2019 or 9% Tax Credit applications in the July 2019 funding round and appoint an Ad-Hoc subcommittee to work with staff on funding recommendations.

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EXECUTIVE SUMMARY

In response to the need for additional affordable housing and to expedite the funding process, the Department of Housing and Community Services is requesting that the Housing Authority consider issuing a Focused Notice of Funding Availability (NOFA) for Projects pursuing Multifamily Housing Program (MHP) funds in June 2019 or 9% Tax Credits in July 2019. If supported, staff will release a NOFA for approximately \$3.7 Million in local funds in April 2019 and present recommendations to the Housing Authority in June 2019.

BACKGROUND

Key components of a NOFA include the amount of funds available, the priorities and/or funding restrictions, and the process by which applications will be reviewed.

ANALYSIS

The Focused NOFA process will be guided by the Housing Authority's priorities and reviewed by a subcommittee appointed by the chairperson.

**Funding Availability.** In FY 2019/20, there will be approximately \$3.7 million of locally generated funding

**NOFA Process.** The process and priorities that have been identified include the following:

1) Process

- a. All applications due at a date certain with concurrent review of all applications

2) Priorities

- a. New Construction projects
- b. Target Residents
  - i. Large families (more three and four-bedroom units)
  - ii. Seniors
  - iii. Workforce
  - iv. Special needs/permanent supportive housing
    - a) Veterans
    - b) People experiencing homelessness
- c. Project Qualities/Location
  - i. Submitting MHP application in June 2019 or 9% Tax Credit Application in July 2019 Second Round
  - ii. Readiness to start construction
  - iii. Projects located in Station Area Plan, identified Priority Development Area or designated Opportunity Zone
  - iv. Deeper affordability – units at 30% and 50% of AMI
  - v. Significant projects (multiple civic benefits)
  - vi. City/County cooperative project
- d. Feasibility
  - i. Project can begin construction within a year
  - ii. Self-scoring of 9% tax credits identifies it as a competitive project
  - iii. Developer's qualifications and capacity (time and financial) to carry out the project
  - iv. Maximization of other funding leveraged by the local funds

**Subcommittee.** The purpose of a subcommittee appointed by the Housing Authority chairperson is to work with staff to review the applications and make funding recommendations to the Housing Authority.

PRIOR HOUSING AUTHORITY REVIEW

Not applicable for this funding cycle.

FISCAL IMPACT

Not applicable as no action is being taken.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

None.

ATTACHMENTS

None.

CONTACT

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