



**Fiscal Year 2026/2027
Housing Authority of the City of Santa Rosa
Notice of Funding Availability
Points Scoring System**

Category	Pts	Criteria & Range																																																																																																				
Readiness (This section is for new construction projects. Rehabilitation projects are not required to complete the entitlement process and will not be subject to this section.)	10	7-10 = Planning entitlement approved, Building permit approved, Building Permits can be issued following award of funds																																																																																																				
		4-6 = Planning entitlement approved, Building permit application under review (submitted and accepted by the Planning and Economic Development Department)																																																																																																				
		1-3 = Planning entitlement application under review/pending approval (submitted and accepted by the Department)																																																																																																				
		0 = No planning entitlement application submitted and accepted by the Department																																																																																																				
Affordability (Affordability levels must be distributed among all bedroom size units, with at least 10% of units at each level of AMI.)	20	20 = 100% of restricted units are at 30% AMI or below (all AMI is at HUD income levels not TCAC)																																																																																																				
		19 = 75% of restricted units are at 30% AMI or below																																																																																																				
		0-18 = Points based on Affordability Scoring Matrix below. Maximum points possible is 18 unless project fits above criteria.																																																																																																				
		<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="8">Percent of Area Median Income</th> </tr> <tr> <th colspan="2"></th> <th>55%</th> <th>50%</th> <th>45%</th> <th>40%</th> <th>35%</th> <th>30%</th> <th>25%</th> <th>≤ 20%</th> </tr> </thead> <tbody> <tr> <th rowspan="8">Percent of Low-Income Units</th> <th>50%</th> <td>3</td> <td>7.5</td> <td>10.14</td> <td>10.5</td> <td>11.25</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <th>45%</th> <td>3</td> <td>6.75</td> <td>10.14</td> <td>10.5</td> <td>11.25</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <th>40%</th> <td>3</td> <td>6</td> <td>9</td> <td>10.5</td> <td>11.25</td> <td>16.5</td> <td>18</td> <td>18</td> </tr> <tr> <th>35%</th> <td>2.64</td> <td>5.25</td> <td>7.89</td> <td>10.5</td> <td>11.25</td> <td>15</td> <td>16.5</td> <td>18</td> </tr> <tr> <th>30%</th> <td>2.25</td> <td>4.5</td> <td>6.75</td> <td>9</td> <td>11.25</td> <td>13.5</td> <td>15</td> <td>18</td> </tr> <tr> <th>25%</th> <td>1.89</td> <td>3.75</td> <td>5.64</td> <td>7.5</td> <td>9.39</td> <td>11.25</td> <td>13.14</td> <td>15</td> </tr> <tr> <th>20%</th> <td>1.5</td> <td>3</td> <td>4.5</td> <td>6</td> <td>7.5</td> <td>9</td> <td>10.5</td> <td>12</td> </tr> <tr> <th>15%</th> <td>1.14</td> <td>2.25</td> <td>3.39</td> <td>4.5</td> <td>5.64</td> <td>6.75</td> <td>7.86</td> <td>9</td> </tr> <tr> <th>10%</th> <td>0.75</td> <td>1.5</td> <td>2.25</td> <td>3</td> <td>3.75</td> <td>4.5</td> <td>5.25</td> <td>6</td> </tr> </tbody> </table> <p>(Maximum 18 Points)</p> <p>Additional 2 points given to projects which are 100% at 30% AMI or less</p> <p>Additional 1 point given to projects which are 75% units at 30% AMI or less</p>			Percent of Area Median Income										55%	50%	45%	40%	35%	30%	25%	≤ 20%	Percent of Low-Income Units	50%	3	7.5	10.14	10.5	11.25	18	18	18	45%	3	6.75	10.14	10.5	11.25	18	18	18	40%	3	6	9	10.5	11.25	16.5	18	18	35%	2.64	5.25	7.89	10.5	11.25	15	16.5	18	30%	2.25	4.5	6.75	9	11.25	13.5	15	18	25%	1.89	3.75	5.64	7.5	9.39	11.25	13.14	15	20%	1.5	3	4.5	6	7.5	9	10.5	12	15%	1.14	2.25	3.39	4.5	5.64	6.75	7.86	9	10%	0.75	1.5	2.25	3	3.75	4.5
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Bedroom Size	8	7-8 = 25% or more of the restricted units are 3-BD or larger
		4-6 = 25% or more of the restricted units are 2-BD or larger; fewer than 25% of units are 3-BD
		1-3 = Unit mix is varied between 0, 1, 2, 3-bedroom size units.
		0 = All units are studios
Special Needs Set Asides	12	9-12 = 25% of restricted units for formerly homeless, seniors or other Special Needs group as defined by HCD https://www.hcd.ca.gov/grants-funding/active-funding/mhp/docs/Round-1-MHP-Final-Guidelines.pdf
		5-8 = 10-24% of restricted units for formerly homeless, seniors or other Special Needs group as defined by HCD
		0-4 = less than 10% of restricted units for formerly homeless, seniors or other Special Needs group as defined by HCD
Leveraging	10	9-10 = Current Housing Authority funding request is not more than 3% of project or rehabilitation cost
		7-8 = Current Housing Authority funding request is between 3.1-6% of project or rehabilitation cost
		4-6 = Current Housing Authority funding request is between 6.1-12% of project or rehabilitation cost
		0-3 = Current Housing Authority funding request exceeds 12% of project or rehabilitation cost
Project Competitiveness (This section is for projects that identify state funding sources in the project financial structure. Projects that do not include state funding sources [committed or pending] will not be subject to this section.)	10	7-10 = For State programs which only require a minimum score and are considered “over the counter,” must have at least that minimum score. For competitive State programs (MHP, NPLH, etc.), must have 100% of total points possible. For State tax credit programs which include tiebreakers (TCAC), must have 100% of total points possible; tiebreaker will also be considered. Projects which have already received allocations from state programs with no state applications pending.
		4-6 = Competitive State programs (MHP, NPLH, etc.) score is within top 2% of total points possible. For State tax credit programs, score is within top 1% of total points possible; tiebreaker will also be considered.
		0-3 = Competitive State programs (MHP, NPLH, etc.) scores are not within top 2% of total points possible. For State tax credit programs, score is not within top 1% of total points possible.
Developer & Management Experience	15	12-15 = Recent experience in the region. Completed projects that are leased up. No projects are out of compliance with local, state, or federal programs. Project(s) funded by the HA are current on reporting.
		8-11 = Recent experience in the region. Projects are under construction. Leased up projects in comparable areas.
		4-7 = No recent experience in the region. Projects are in comparable areas and are leased up.
		0-3 = No recent experience in the region or comparable area.

On-Site Services	7	7 = Significant on-site services for residents, such as classes, childcare, community recreation space, etc.
		4-6 = Some on-site services; access to off-site services facilitated.
		0-3 = Very little or no on-site services, little or no off-site services facilitated.
Amenities	3	3 = Site is within 0.5 miles from transit stop, grocery, public park, schools, and public library.
		2 = Site is between 0.5 and 1.0 miles from transit stop, grocery, public park, schools, and public library.
		1 = Site is between 1.0 and 1.5 miles from transit stop, grocery, public park, schools, and public library.
		0 = Site is more than 1.5 miles from transit stop, grocery, public park, and public library.
Other Factors	5	5 = Funds will be used for rehabilitation of existing affordable housing units.
		-5 = Overall points will be reduced by five if the applicant has been awarded funds in a previous NOFA and subsequently rejected the award, failed to enter loan agreements by the deadline required by the funding source, or returned funds after loan agreements have been executed.
TOTAL	100	