



REVIEW OF FISCAL YEAR 2021-2022 NOTICE OF FUNDING AVAILABILITY POINTS SYSTEM

Housing Authority Meeting
July 19, 2021

BACKGROUND

- Annual Notice of Funding Availability(NOFA) solicitations
- March 22, 2021 – Study Session to review NOFA and new draft Points System
- NOFA published March 29
- Applications due April 16
- Using the Points System, two projects were recommended for funding

POINTS SYSTEM

- Projects were scored and ranked using the following criteria:
 - Readiness – up to 10 points
 - Affordability – up to 20 points
 - Bedroom Sizes – up to 10 points
 - Special Needs Set Aside Units – up to 10 Points
 - Leveraging – up to 10 points
 - Project Competitiveness (CDLAC/TCAC/MHP scoring) – up to 10 points
 - Developer/Manager Experience – up to 15 points
 - Services and Amenities – up to 10 points
 - Other Factors – up to 5 points

REVIEW

- Based on feedback from developers and the initial review process using the Points System, staff recommends the following changes:
 - Add Preservation of Units category
 - Possible separate NOFAs for new construction and rehabilitation/preservation
 - Align affordability categories with General Plan and Regional Housing Needs Allocation
 - Separate Services and Amenities categories
 - Use Other Factors category for evolving community needs
 - Adjust spread of points possible within categories to distinguish applications that best meet criteria

DEVELOPER FEEDBACK

- Additional and contradictory feedback was received from two developers about bedroom size preferences.
 - Eliminate bedroom size category
 - Amend bedroom size category to allow a maximum score for 25% of the units are 3-bedroom or larger
- Staff recommends using the RHNA to guide bedroom size category preferences.

HOUSING AUTHORITY FEEDBACK

- Staff requests the Housing Authority feedback and to hear comments from the public and developers related to utilization of the Points System for future NOFAs

RECOMMENDATION

- It is recommended by the Housing and Community Services Department that the Housing Authority hold a study session to review the Fiscal Year 2021-2022 Notice of Funding Availability process and point system and provide direction for future funding solicitations.

DISCUSSION

QUESTIONS?