



**Housing Authority of the City of Santa Rosa  
Notice of Funding Availability  
Points Scoring System**

Category	Pts	Criteria & Range																																																																																											
<b>Readiness</b> (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																																																																																											
<b>Affordability</b> (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" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="9">Percent of Area Medium Income</th> </tr> <tr> <th></th> <th></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> <td rowspan="8" style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Percent of Low-Income Units</b></td> <td><b>50%</b></td> <td>0</td> <td>13.5</td> <td>12.6</td> <td>13.5</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <td><b>45%</b></td> <td>0</td> <td>12.16</td> <td>12.6</td> <td>13.5</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <td><b>40%</b></td> <td>7.2</td> <td>10.8</td> <td>12.6</td> <td>13.5</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <td><b>35%</b></td> <td>6.3</td> <td>9.46</td> <td>12.6</td> <td>13.5</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <td><b>30%</b></td> <td>5.4</td> <td>8.1</td> <td>10.8</td> <td>13.5</td> <td>16.2</td> <td>18</td> <td>18</td> </tr> <tr> <td><b>25%</b></td> <td>4.5</td> <td>6.76</td> <td>9</td> <td>11.26</td> <td>13.5</td> <td>15.76</td> <td>18</td> </tr> <tr> <td><b>20%</b></td> <td>3.6</td> <td>5.4</td> <td>7.2</td> <td>9</td> <td>10.8</td> <td>12.6</td> <td>14.4</td> </tr> <tr> <td><b>15%</b></td> <td>2.7</td> <td>4.06</td> <td>5.4</td> <td>6.76</td> <td>8.1</td> <td>9.43</td> <td>10.8</td> </tr> <tr> <td><b>10%</b></td> <td>1.8</td> <td>2.7</td> <td>3.6</td> <td>4.5</td> <td>5.4</td> <td>6.3</td> <td>7.2</td> </tr> </tbody> </table>	Percent of Area Medium Income											50%	45%	40%	35%	30%	25%	20%	<b>Percent of Low-Income Units</b>	<b>50%</b>	0	13.5	12.6	13.5	18	18	18	<b>45%</b>	0	12.16	12.6	13.5	18	18	18	<b>40%</b>	7.2	10.8	12.6	13.5	18	18	18	<b>35%</b>	6.3	9.46	12.6	13.5	18	18	18	<b>30%</b>	5.4	8.1	10.8	13.5	16.2	18	18	<b>25%</b>	4.5	6.76	9	11.26	13.5	15.76	18	<b>20%</b>	3.6	5.4	7.2	9	10.8	12.6	14.4	<b>15%</b>	2.7	4.06	5.4	6.76	8.1	9.43	10.8	<b>10%</b>	1.8	2.7	3.6	4.5	5.4	6.3	7.2
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<b>Bedroom Size</b>	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
<b>Special Needs Set Asides</b>	12	9-12 = 25% of restricted units for formerly homeless, seniors or other Special Needs group as defined by HCD <a href="https://www.hcd.ca.gov/grants-funding/active-funding/mhp/docs/Round-1-MHP-Final-Guidelines.pdf">https://www.hcd.ca.gov/grants-funding/active-funding/mhp/docs/Round-1-MHP-Final-Guidelines.pdf</a>
		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
<b>Leveraging</b>	10	9-10 = Current Housing Authority funding request is not more than 3% of project cost
		7-8 = Current Housing Authority funding request is between 3.1-6% of project cost
		4-6 = Current Housing Authority funding request is between 6.1-12% of project cost
		0-3 = Current Housing Authority funding request exceeds 12% of project cost
<b>Project Competitiveness</b> (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.
<b>Developer &amp; Management Experience</b>	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 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.

<b>On-Site Services</b>	7	7-10 = 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.
<b>Amenities</b>	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.
<b>Other Factors</b> (May include use of funds as rehabilitation.)	10	10 = Housing Authority funds used for rehabilitation of an existing affordable housing project which results in affordable units added to the Authority's portfolio, to be restricted under a new 55-year Regulatory Agreement.
		5 = Housing Authority funds used for rehabilitation of an existing project that results in an extension of existing affordability restrictions, with no new units to be added to the Housing Authority portfolio.
<b>TOTAL</b>	<b>105</b>	

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