

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: MEGAN BASINGER, HOUSING AND COMMUNITY SERVICES
MANAGER

SUBJECT: FISCAL YEAR 2019-2020 NOTICE OF FUNDING AVAILABILITY
FOR AFFORDABLE HOUSING AND REQUEST FOR
PROPOSALS FOR PROJECT BASED VOUCHERS

AGENDA ACTION: DIRECTION

RECOMMENDATION

It is recommended that the Housing Authority direct staff on whether to proceed with an open Notice of Funding Availability and Request for Proposals for Project-Based Vouchers for FY 2019/2020 and up to 75 Project Based Vouchers, or to conduct a process similar to past years and have defined opening and closing dates

EXECUTIVE SUMMARY

In an effort to improve and streamline the applications processes used by Housing and Community Services for funding and Project Based Vouchers, to meet 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 opening a joint Notice of Funding Availability (NOFA)/Request for Proposals for Project-Based Vouchers to support affordable housing projects for an undefined period of time to allow projects to apply as funding opportunities arise. If supported, staff will release a NOFA/RFP for funding, as well as identify the opportunity to apply for up to 75 Project Based Vouchers.

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. The RFP for PBVs will identify up to 75 vouchers to be made available based on recent projections.

ANALYSIS

The NOFA/RFP process will be guided by the Housing Authority's priorities and reviewed by a subcommittee appointed by the chairperson. By combining the funding NOFA and the Project Based Voucher RFP processes into one, applicants will be able to submit more responsive applications if they are applying for both forms of assistance, staff will have a better understanding of the requests that are being made, and the Housing Authority will be able to see the assistance request in totality.

Funding Availability. In FY 2019/20, there will be approximately \$2.6 million of federally and locally generated funding

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

1) Process

- a. Open application period that allows for the submittal and review of requests to correspond with the funding applications from the State of California

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 an application in an upcoming funding round to HCD or TCAC
 - ii. Readiness to start construction within the next 12 months
 - iii. Deeper affordability – units at 30% and 50% of AMI
 - iv. Significant projects (multiple civic benefits)
 - v. Projects located in Station Area Plan, identified Priority Development Area or designated Opportunity Zone
 - vi. City/County cooperative project
- d. Feasibility
 - i. Project can begin construction within the 12 months

- 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 funding request or PBV award

Subcommittee. The purpose of a subcommittee appointed by the Housing Authority chairperson is to work with staff to review the applications and make funding/Project Based Voucher award 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

No action is being taken. As such, this 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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