



FISCAL YEAR 2026-2027 NOTICE OF FUNDING AVAILABILITY PRIORITIES

April 27, 2026

Housing and Community Services

Kelli Kuykendall, Manager

Background

- Notices of Funding Availability (NOFAs) are issued at least annually
- Includes local, state and federal funds
- Scoring system finalized in FY 2021-2022 after thorough vetting; aligned with state funding applications
- Authority sets priorities for funding under “Other Factors”

Proposed Priorities

- Authority established priority in FY 2024-2025 for rehabilitation, preservation of existing affordable housing
- Funds allowing rehabilitation continue to be limited
- Rehabilitation needs persist in existing developments

Point Scoring System Summary

| Criteria/Category | Possible Points out of 100 |
|---|----------------------------|
| Readiness (will not apply to rehabilitation projects) | Up to 10 points |
| Affordability | Up to 20 points |
| Bedroom Sizes | Up to 8 points |
| Special Needs Set Aside Units | Up to 12 points |
| Leveraging | Up to 10 points |

Point Scoring System Summary

| Criteria/Category | Possible Points out of 100 |
|--|----------------------------|
| Project Competitiveness (will not apply to projects that do not include state funding) | Up to 10 points |
| Developer & Management Experience | Up to 15 points |
| On-Site Services | Up to 7 points |
| Amenities | Up to 3 points |
| Other Factors | Up to 5 points |

“Other Factors” Scoring

| Category | Points | Criteria & Range |
|----------------------|--------|--|
| Other Factors | 5 | <p>5 = Funds will be used for rehabilitation of existing affordable housing units.</p> <p>- 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.</p> |

Funding Available

| Source | Approximate Amount |
|----------------------------------|--------------------|
| CDBG | \$1,056,071 |
| PIP | \$1,187,500 |
| Local Funds | \$1,399,000 |
| TOTAL | \$3,642,571 |
| <i>HOME-CHDO (separate NOFA)</i> | <i>\$399,960</i> |

NOFA Timeline

| 2026 Date | Milestone |
|-------------------|--|
| May 1 | Affordable Housing and HOME-CHDO NOFAs Published |
| June 5 | Affordable Housing NOFA Application Deadline |
| June 8 – July 10 | Staff Review of Applications |
| July 15 – July 23 | Ad-Hoc Review of Applications |
| August 24 | Funding Recommendations Presented to Housing Authority |

Recommendation

It is recommended by the Housing and Community Services Department that the Housing Authority hold a Study Session to receive information and provide direction on funding priorities and appoint two Housing Authority Commissioners to serve on the Ad-Hoc Review Committee for the Fiscal Year 2026-2027 Notice of Funding Availability process.

A decorative vertical bar on the left side of the slide, composed of several colored rectangular segments: dark red, maroon, light red, olive green, dark teal, medium teal, and light green.

Questions?