

Affordable Housing Notice of Funding Availability (NOFA) Threshold and Scoring Criteria

NOFA Threshold Criteria

Threshold criteria establish required project and developer attributes. Threshold criteria include:

- Eligible Projects Types:
 - Development of new affordable rental housing,
 - Development of New affordable ownership housing, and
 - Rehabilitation/conversion of existing housing to affordable housing
 - Emergency shelters and transitional housing with subject to special findings.
- Serving extremely low-income households (*at least 15% of the affordable units must have rents plus utility allowance of no more than 30% of 30% AMI*)
- Restricting a minimum of 30% of the units as affordable;
- Projects with 10 units or more;
- Maximum City loan amount equal to 20% of total development costs of the affordable units;
- Site control;
- Meet minimum developer experience requirements;
- Holding a minimum of one community meeting to provide the community an opportunity to provide feedback on the proposed project; and
- Inclusion of documents necessary to determine project feasibility, for example, preliminary title report, environmental site assessment(s), project budgets and proforma, appraisal, evidence of demand or market study, development schedule, and preliminary sketches.

Scoring Criteria

Scoring criteria evaluate to which degree the project meets the City's established housing priorities. Higher scoring projects which incorporate more of the City's priorities, will be advanced in the development process. Scoring also allows the City to establish a list of the types of project attributes that will serve the needs of the community and allows the City to include priorities that are mutually exclusive, such as targeting housing for emancipated youth, and targeting housing for large families.

- **Readiness:** Readiness evaluates the degree to which the project has advanced through the discretionary public land use approval process, the degree to which it has obtained financing commitments from outside sources, and the degree to which it has secured partnerships with service providers.
- **Leveraging:** Leveraging evaluates the degree to which outside funding will be pursued. Projects that have identified sufficient funding to reduce the City's contribution will receive additional points.

- **Location:** Location evaluates the project's proximity to and availability of service amenities to future residents of the projects. These service amenities include proximity to public transportation and grocery stores.
- **Target Population and Project Attributes:** Target population and project attributes will evaluate the degree to which the project exceeds the minimum required number of extremely low-income units. These units are necessary to serve vulnerable target populations identified in the Housing Element. Additionally, projects will be evaluated on the degree to which the developer designates units and provides services for people with special needs and for permanent supportive housing units for people experiencing homelessness. Lastly, projects will be evaluated on the degree to which they provide housing with two or more bedrooms to encourage the development of housing for large families.
- **Developer Experience and Capacity:** Developer experience and capacity will evaluate the degree to which a developer exceeds established threshold criteria and will evaluate the financial strength of the organization.
- **Sustainability:** The sustainability criteria will encourage projects to exceed the current green building and energy codes.
- **Innovation:** The innovation criteria will encourage projects to incorporate project attributes or services that are not typical in affordable housing developments. Developers will have to identify elements that make their project unique and innovative.
- **Racial Equity:** The racial equity criteria will prioritize project by the developer that have existing organizational racial equity plans.
- **Community Feedback:** Create a scoring component that will solicit community feedback on various project elements such as design, amenities, and location.