



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: LB 18-012, **Version:** 1

DATE: March 20, 2018

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT

Adoption of a Resolution Authorizing the City Manager to Issue a Notice of Funding Availability for New Construction of Affordable Housing

RECOMMENDATION

That Council adopts a resolution (Attachment II) that authorizes the City Manager to issue a Notice of Funding Availability (NOFA) for new construction of affordable rental housing to identify affordable housing projects eligible for Alameda County Measure A1 funds and projects that advance the City's affordable housing priorities.

SUMMARY

The staff report identifies the criteria to be set-forth in the NOFA that will identify affordable rental housing projects eligible for Alameda County Measure A1 funds and projects that advance the City's affordable housing priorities. The purpose of the NOFA is to ensure that the award of local housing funds are: (1) based on the City's priorities; (2) made to affordable housing developers in an amount necessary to make the projects feasible; and (3) eligible for Alameda County Measure A1 bond funds, including Hayward's base allocation and the Mid County Regional Pool. Eligible activities under the NOFA will include new construction of rental, supportive, or transitional affordable housing. Projects must meet basic standards regarding developer experience, income targeting (20% of the units at 20% Area Median Income (AMI) per Measure A1 program requirements), site control, and other requirements. The NOFA also sets forth criteria by which projects will be scored and ranked, including project readiness, percentage of leveraged funds, location attributes, income targeting, targeting to households with special needs or who are homeless, developer experience, and project energy efficiency measures. Lastly, the NOFA discloses the City's financing guidelines, loan terms, applicable state and federal requirements, and other City requirements. After review and ranking of projects submitted under the NOFA, staff will return with funding recommendations for Council approval.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Developer Experience
Attachment IV	Alameda County Measure A1 Policies for Rental Housing
Attachment IV	NOFA Sample Scoring Sheet