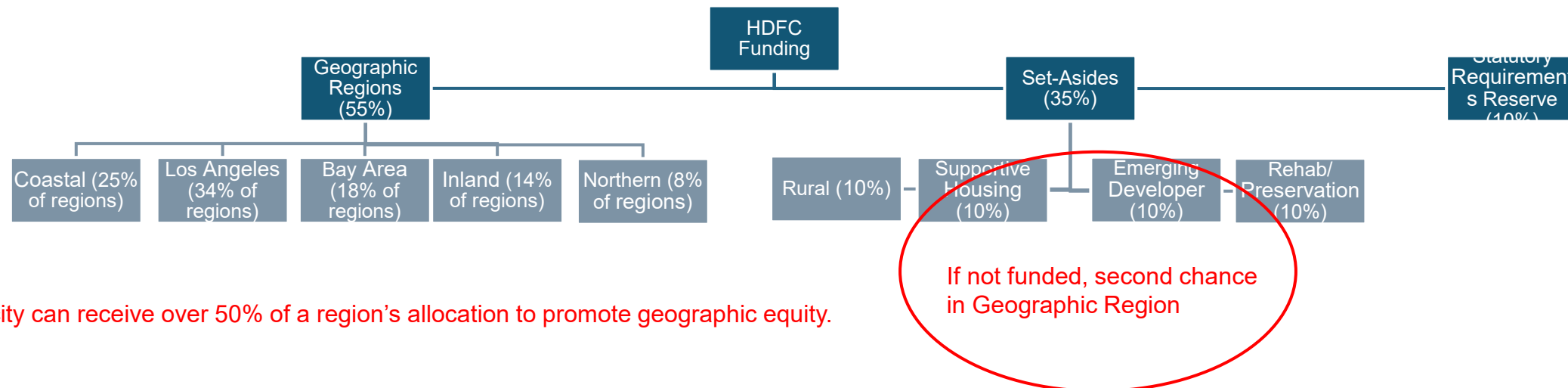


# Set-Aside and Ranking

## Overall Framework

- HDFC Funding includes subsidy (state/federal loans/grants) and state tax credits. Associated tax credit/bond requests will be awarded until no longer available.
- One award will be made in each region, then each set-aside. The round-robin will then continue with each region/set-aside.
- The order of geo regions will be reversed for each round. The order of set-asides remains the same.
- Regions/set-asides will be exhausted before remaining funds are awarded with the Statutory Requirements Reserve.



- No one city can receive over 50% of a region's allocation to promote geographic equity.

## Fund Swapping/Skipping Rules

- If a source runs out a project may have its sources swapped if the applicant identified alternate sources.
- If a source runs out and no alternate sources for swapping are available, that source may not be awarded again in the regions/set-asides.
- If the allocation to a region/set-aside run out, a lower-ranked project may be awarded.
- Once regions/set-asides are exhausted remaining unawarded projects will be ranked for the Statutory Requirements Reserve.

## Regional Allocation Methodology

| Goal: Replicable methodology.                                                                                                                                          | Source: Cost-Burdened Lower-Income Renter Households                                                             | Adjusted for Fair Market Rent (FMR) Coefficient                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regions can be published annually using HUD and Census/American Communities Survey data. (CDLAC regions lack source data and are negotiated with stakeholders ad hoc.) | Allocations based on each region's share of these households, excluding predominantly rural counties not listed. | To account for regional housing cost differences, each region's percentage was adjusted by a 50% FMR coefficient, based on average FMRs across counties within each region and weighted by the number of cost-burdened lower-income renter households. |

| Region      | Counties                                                                                                    | HDFC Proposed % | CDLAC % | Delta |
|-------------|-------------------------------------------------------------------------------------------------------------|-----------------|---------|-------|
| Coastal     | Monterey, Napa, Orange, San Benito, San Diego, San Luis Obispo, Santa Barbara, Sonoma, and Ventura Counties | 25.4%           | 21%     | +4.4% |
| Los Angeles | Los Angeles County<br>Note: CDLAC LA City/County regions proposed to be combined                            | 34.3%           | 33%     | +1.3% |
| Bay Area    | Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Santa Cruz Counties                | 17.8%           | 21%     | -3.2% |
| Inland      | Fresno, Imperial, Kern, Kings, Madera, Merced, Riverside, San Bernardino, Stanislaus, and Tulare Counties   | 14.1%           | 16%     | -1.9% |
| Northern    | Butte, El Dorado, Placer, Sacramento, San Joaquin, Shasta, Solano, Sutter, Yuba, and Yolo Counties          | 8.4%            | 9%      | -0.6% |

## Affordability (45 points)

| General Affordable Housing                    | Rural Housing                                 | Supportive and Special Needs Housing          |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| Avg AMI 60%, at least 10% of units at 30% AMI | Avg AMI 60%, at least 10% of units at 40% AMI | Avg AMI 60%, at least 25% of units at 30% AMI |

## Housing Types (35 points)

| Family                           | Seniors             | Tribal                    | Rehab/Preservation                                   | Special Needs                         | Supportive Housing        | High Density Housing | Agricultural Workers |
|----------------------------------|---------------------|---------------------------|------------------------------------------------------|---------------------------------------|---------------------------|----------------------|----------------------|
| 25% 3 bedroom and 25% 2 bedrooms | 100% 62+ or 80% 55+ | Tribal land or applicants | At-risk of conversion down to any rehab/preservation | 25% of units for disabled or homeless | 40% of units for homeless | High density         | 25% of units         |

## Climate and Location (20 points)

| Amenities (15 points)                                                                                                                                                                                            | Multiple pathways to receive full points in combination with Amenities (5 points)                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Full points for projects on Tribal Land or in High/Highest Resource Locations (<b>only eligible for up to 15 points only for projects requesting AHSC/TOD</b>)</li> </ul> |                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>Proximity to transit</li> <li>Medical</li> <li>Grocery</li> <li>Schools</li> <li>Community facilities</li> </ul>                                                          | <ul style="list-style-type: none"> <li>AHSC projects menu (Low VMT Area, Infill, Transit Accessible, plus others)</li> <li>Federal Disaster Recovery Area</li> <li>ProHousing</li> <li>State Excess Sites</li> <li>Local Surplus Land - compliance</li> <li>Rural Disadvantaged Communities</li> </ul> |

# AHSC– Climate and Location Points Pathway

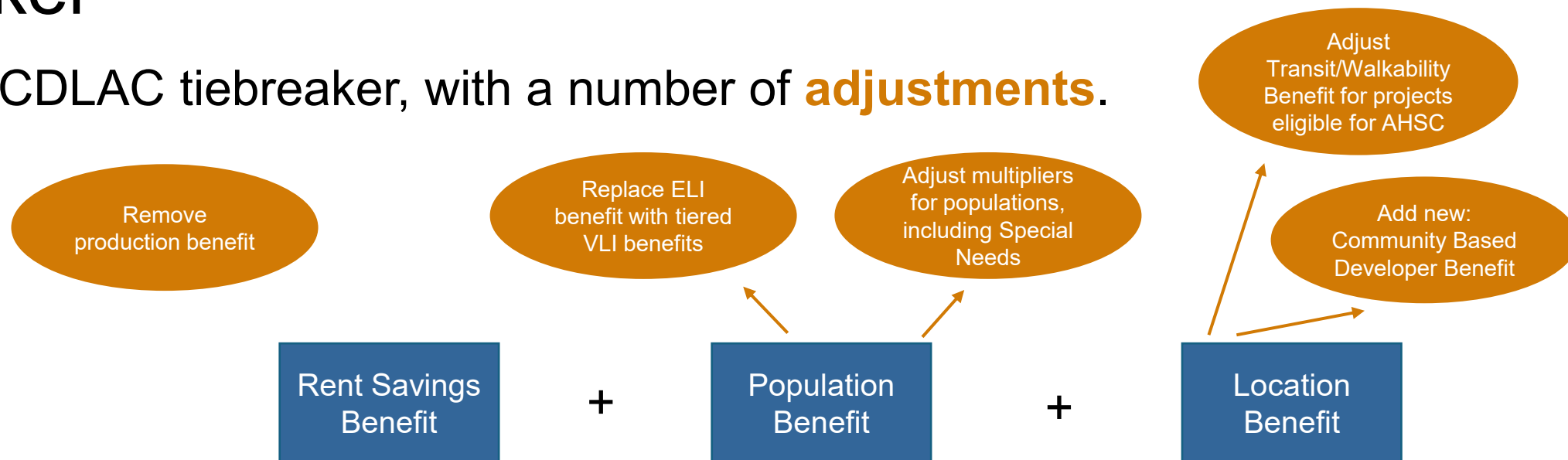
All AHSC projects are required to get 5 points (max) from the following:

| Criteria                                        | Specific Metric                                                                                                                                                                                                                                                                                                                                                                                            | Points | Notes |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|
| ProHousing                                      | Projects located in a jurisdiction that has adopted a housing element that has been found by HCD to be in substantial compliance and is designated ProHousing                                                                                                                                                                                                                                              | 1      |       |
| Proximity to climate related public investments | Within 1 mile of previously funded GGRF (AHSC, TCC, TIRCP, or ATP) projects                                                                                                                                                                                                                                                                                                                                | 1      |       |
| Disadvantaged Community                         | Project located in a disadvantaged community                                                                                                                                                                                                                                                                                                                                                               | 1      |       |
| Parking Limits                                  | Affordable Housing Developments that provide one parking space or less for every two units                                                                                                                                                                                                                                                                                                                 | 1      |       |
| Walkability                                     | Up to 2 points will be given for the Location Efficiency of the Project site as determined by the US EPA Walkability Index using the address of the Project site. Click here for the methodology for the <a href="https://www.epa.gov/walkability-index">Walkability Index [epa.gov]</a> .<br>2 points: Most Walkable (Dark Green; 15.25-20)<br>1 point: Above Average Walkable (Light Green; 10.51-15.25) | 1-2    |       |
| Bicycle Parking                                 | Provide at least one Secure Overnight Bicycle Parking space for every two residential units                                                                                                                                                                                                                                                                                                                | 1      |       |
| Transit Passes                                  | Provide free or discounted transit passes to all residents for not less than three (3) years                                                                                                                                                                                                                                                                                                               | 1      |       |

# Tiebreaker

- Builds off CDLAC tiebreaker, with a number of **adjustments**.

Public Benefit:



Cost-Adjusted Allocation:

