Housing Development and Finance Committee

One Door: Single Application Portal for Affordable Housing Funding

The Single Application Portal, known as **One Door**, is a statewide platform that allows the Housing Development and Financing Committee (HDFC) to receive and review a single application for multiple subsidy programs. Programs include:

- Multifamily Super NOFA programs
  - Multifamily Housing Program (MHP)
  - Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)
  - Infill Infrastructure Grant Program (IIG)
- Transit-Oriented Development Housing Program (TOD)
- Mixed Income Program (MIP) – Subsidy Component
- Affordable Housing Sustainable Communities (AHSC) – Housing Component
- HOME Investment Partnerships (HOME)
- National Housing Trust Fund (NHTF)
- Permanent Local Housing Allocation – Competitive (PLHA)
- HDFC Pool – a portion of the Qualified Residential Rental Project (QRRP) Private Activity Bonds administered by the California Debt Limit Allocation Committee (CDLAC)

Projects seeking QRRP Private Activity Bonds only fill out one application workbook for CDLAC and HDFC. All agencies review it together, making the process easier, faster, and more coordinated.

One Door will continue to integrate with HCD Connect, the California Department of Housing and Community Development’s platform used by local governments to submit Housing Elements and Annual Progress Reports (APRs), and other funding applications such as Homekey+.

Single Application Portal – Process Overview

The new Single Application Portal is designed to provide sponsors with a more streamlined, centralized process for registering their organization, maintaining entity information, submitting applications, uploading required documentation, and managing correspondence throughout the application review process.

Portal Registration – Beginning November 2026

Portal registration is anticipated to open in November 2026, allowing sponsors to establish their organizational profiles in advance of submitting an application. During registration, sponsors can provide basic entity information and identify and authorize staff members who may submit or manage applications on behalf of the organization.

- **Entity Documentation**
  Once registration is complete, the sponsor will receive a notification identifying the entity documentation required to complete its organizational profile. Required entity documents will be uploaded and maintained within the portal, reducing the need to resubmit the same

organizational documentation with each application. Certain documents may require periodic updates to ensure that information remains current.

Application Launch and HDFC 1st Round Funding—January 2027

The first HDFC funding round is anticipated to open on/or by January 01, 2027, following the release of the approved regulations and application workbook, with applications accepted through April 2027. When an application funding opportunity becomes available, sponsors will begin the application through the portal post-registration. During the application period, sponsors will complete the required information within the portal, upload the Application Workbook, and submit supporting documentation necessary to demonstrate compliance with threshold and scoring requirements.

Document Management and Correspondence

The portal will provide sponsors with a centralized document checklist identifying required application materials and their submission status. Application-related correspondence, requests for additional information, document updates, and other communications will also be managed through the portal.

Overall, the Single Application Portal is intended to create a simpler, more consistent, and transparent application experience by reducing duplicative submissions, centralizing documentation and correspondence, and providing applicants with a clearer understanding of application requirements and status throughout the review process.

Post-Award Pipeline and Portfolio Management—Summer 2027 and Beyond

Following HDFC awards anticipated in Summer 2027, awarded projects will transition from the application process into the Portal's pipeline and portfolio management system by **2028.**

The intent is to create a centralized system that allows HDFC to track projects throughout their full lifecycle, from award and financing through construction, project completion, and permanent loan conversion.

The post-award system is envisioned to:

- Track award letter project milestones and performance throughout development and construction.
- Centralize project reporting and documentation, reducing reliance on separate tracking systems and manual reporting.
- Enhance the tracking of program eligible use, strengthen asset and compliance monitoring, and establish payment processes for approved activities
- Provide real-time portfolio data and reporting to support HDFC management, policy development, and program evaluation.
- Support the development of a public-facing dashboard that communicates outcomes aligned with HDFC's policy goals and guides program fund allocation.

The goal is to establish an end-to-end system that connects application, award, project delivery, compliance, and reporting, giving HDFC a comprehensive view of its housing investment pipeline and the ability to measure progress and outcomes over time.

As of 08/31/2026