

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

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**AMENDMENT TO  
2007-08 FUNDING ROUND 1C-2  
NOTICE OF FUNDING AVAILABILITY (NOFA)  
MULTIFAMILY HOUSING PROGRAM  
ISSUED AUGUST 22, 2007**

The California Department of Housing and Community Development issued a NOFA for the Multifamily Housing Program 2007-08, Funding Round 1C-2, on August 22, 2007 (NOFA) announcing the availability of approximately \$70 million in funding for the Multifamily Housing Program (MHP) General funding component. The NOFA is hereby amended to reflect the following changes:

1. The MHP funding available is hereby increased from \$70 million to approximately \$82 million, as a result of the addition of approximately \$12 million of Proposition 46 funds that have been appropriated for use under the Downtown Rebound component of MHP.
2. An additional application workshop has been added in Southern California.

**Downtown Rebound**

The Downtown Rebound funds are governed by the MHP statutes referenced in the NOFA, the MHP regulations, the Uniform Multifamily Regulations, and Health and Safety Code Sections 50898 and 50898.1, subd. (a). The Downtown Rebound funds are targeted to projects which comply with Health and Safety Code Section 50898.1(a)(3) which specifies that the rental housing development must be located within one-quarter mile of an existing or planned major transit node. Housing developments which would qualify as infill projects or adaptive reuse projects, as defined in the Downtown Rebound statutes, would not be eligible for this funding unless the development also meets the requirements of 50898.1(a)(3).

Downtown Rebound funds will be awarded to the highest rated applications that qualify as Rental Housing Developments located within one-quarter mile of an existing or planned major transit node. The distance shall be measured in a straight line from the nearest boundary of the Housing Development parcel to the outer boundary of the transit mode. The scoring criteria shall be the same criteria used for MHP. Projects must receive a minimum point score of 125, as determined by HCD staff, in order to be considered for a Downtown Rebound funding award.

A major transit node is defined as a site where two or more mass transit modes (e.g. bus and rail), or one transit mode (e.g. bus) with three or more mass transit lines (e.g. three bus routes), are accessible to the public.

The project must contain average residential densities on the parcels to be developed that are equal to or greater than the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code (e.g. 20 units per acre in suburban jurisdictions; 30 units per acre in a metropolitan county), except that a project located in a rural area as defined in Section 50199.21 shall include average residential densities on the parcels to be developed of at least 10 units per acre. For specific residential density criteria, please see Part F of the MHP Attachment to the Universal Application.

Priority shall be given to projects developed within walking distance of schools, major employment centers, or public amenities, including shopping, parks, and major entertainment venues. Walking distance is defined as within one-quarter mile. For the purpose of meeting these priorities, the distance shall be measured in a straight line from the nearest boundary of the Housing Development parcel to the outer boundary of the amenity. To qualify as a walkable route, the route shall be free of negative environmental conditions, such as barriers; stretches without sidewalks or walking paths; noisy tunnels; streets, arterials or highways without regulated pedestrian crossing; or stretches without lighted streets.

In the event of tied scores on the highest ranking Downtown Rebound eligible projects, the Department shall use the following scoring criteria as a tie-breaker. Points garnered for the purpose of the tie-breaker will not impact the MHP point score. Sponsors will be required to submit a detailed, scaled distance map demonstrating the location and type of qualifying amenity in relation to the proposed project.

<b>Points per Amenity</b>	<b>Maximum Points</b>	<b>Housing Development Scoring Criteria</b>
1	3	For a Large Family development located within one-quarter mile of a public elementary, middle or high school.
1	5	Located within one-quarter mile of a major employment center. A major employment center is defined as a concentration of employment opportunities reasonably available to the tenants of the Development.
1	1	Located within one-quarter mile of a full scale grocery store/supermarket where staples, fresh meat, and fresh produce are sold.
1	2	Located within one-quarter mile of a public park (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public.
1	2	Located within one-quarter mile of a major entertainment venue. A major entertainment venue is defined as a theater, amphitheater, sports complex, amusement park or similar facility with a permitted maximum occupancy level of at least 2,000 persons.
½	1	One-half point will be given to developments located within one-half mile of any of the qualifying amenities listed above.
	14	<b>Total Point Score Maximum for Downtown Rebound</b>

In the event that there are insufficient Downtown Rebound funds to fully fund the lowest scoring fundable Downtown Rebound eligible project, HCD reserves the right, at its sole discretion, to augment the funds announced in this NOFA with MHP General funds in order to fully allocate the Downtown Rebound funds available.

Sponsors interested in the Downtown Rebound set aside must complete and submit the application sections of the MHP Attachment to the Universal Application, designating the project as Downtown Rebound eligible.

**Application Workshops**

The workshop sessions are scheduled as follows:

<b>Date</b>	<b>Location</b>	<b>Time</b>
Wednesday September 5, 2007	Consumer Affairs Building 400 R Street, Room 101 <b>Sacramento</b>	10:00 AM – 1:00 PM
<b>**NEW DATE**</b> Friday September 7, 2007	Housing and Community Development 3737 Main Street, 2 <sup>nd</sup> Floor Highgrove Conference Room <b>Riverside</b>	1:00 PM – 3:00 PM

Questions should be directed to the MHP program staff at (916) 323-3178. Thank you for your interest in the Multifamily Housing Program.

Sincerely,



Chris Westlake  
Deputy Director