

CDLAC Allocation System for 2021			Rev. 8/18/20	Admin Change	Link to Policy Goal*	Note or Flag for Regulations
			<b>Notes</b>			Specificity of % will be based on January 21 decisions and actual bond allocation
Est. QRRP PAB Volume Cap			% Set in Jan 22 3,500,000,000			
<b>Pools</b>			Projects funded in pools don't count toward geographic regions; projects in pools do not spill to set-asides or geographic regions			
Rural			Rural new construction projects compete in this pool. Rural acquisition/rehabilitation projects compete in the Preservation / Other Affordable Pools.			
Preservation						
Other Affordable			Projects not meeting New Construction or Preservation definitions compete in this pool.			
CDCs / CBOs			Pool for Community Development Corporations and Community Based Organizations led and/or owned by persons of color.	Added new pool.	1, 3	Need to define the parameters of CDCs/CBOs in the Regulations
<b>New Construction Set-Asides</b>			All set-asides spill to geographic regions; new construction includes adaptive re-use			
Homeless Units			<b>See Note 1:</b> Homeless projects with HCD / Local only funding spill down to Extremely Low/Very Low Set-Aside if not funded in Homeless Set-Aside. <b>Policy target is to focus on units vs developments to encourage inclusive communities and projects vs projects exclusively for homeless tenants.</b>	Specify policy goal to clarify set-aside.	1	
State/Local Funded: Extremely-Low / Very-Low Units			<b>See Note 2:</b> Projects must have HCD or local funding of 15% or more of total dev. costs. <b>Policy target is to focus on units vs developments. Developments do not need to be 100% ELI/VLI; focus is on the creation of these units with the policy goal of inclusive communities and projects.</b>	Specify policy goal to clarify set-aside.	1	
State Funded: Mixed-Income Units			Projects may only use new bonds for relative to their bond/tax credit affordable % if bond/tax credit units that are 80% AMI or below of total units. Partnerships with state and local included.	Specify policy goal to clarify set-aside.	1	Goal is to have initial allocation of bonds go to affordable low income units restricted at 80 AMI.
<b>Total Pools and Set-Asides</b>			1,750,000,000			
<b>New Construction Remainder</b>						
<b>Geographic Regions (New Construction Only) - Jan 21 Review</b>			1) No carryforward from year to year of deficits / surpluses like 9%; 2) A waiting list structure would be used for the last round of the year to use regional leftovers; 3) Projects funded in pools and set-asides do not count toward regional goals; 4) %'s below are from the 9% geographic system with no adjustments			
Location			% (TBD) Amount (TBD)			
Coastal Region			19% to 21% \$332M to \$369M			
City of Los Angeles			18% to 21% \$308M to \$367M			
Balance of LA County			16% to 17% \$280M to \$301M			
Bay Area Region			17% to 24% \$299M to \$420M			
Inland Region			12% to 17% \$210M to \$296M			
Northern Region			8% to 10% \$140M to \$177M			
			100.0% 1,750,000,000			
<b>Scoring (120 Points)</b>			Pts.			
1A Preservation Priorities (Acq. & Rehab.)			10	Decreased 1A/1B category from 20 to 10 points. Adjusted tab to reflect cap at 10 vs 20.		
			See Note 3.			

1B	Density & Local Incentives (New Construction) 10	10	Project includes any one of the following: (1) Local jurisdiction has approved the project at a density greater than that allowed by the general plan through the use of state/local density bonus law, SB 35, concession and/or waivers; (2) Project is being developed at a per net acre density as follows: A) 100 bedrooms in Urban areas; B) 60 bedrooms in Suburban areas; C) 40 bedrooms in Rural areas; Net acre defined as parcel boundaries after dedication of any public right-of-way, the presence of restrictive easements, and non-buildable areas. Possible grandfather clause: Projects with land-use approvals obtained prior to January 1, 2022 shall earn full points in this category; or (3) Jurisdiction has met HCD's "Pro-Housing" designation requirements.	Shifted Opportunity Maps to Sct 2. Added Pro-Housing option.	1, 2	
2	Affirmatively Furthering Fair Housing	20	<p>Guiding statement to CDLAC staff / Working Group to inform measurable criteria: <i>State financed affordable housing should be issued consistently with Affirmatively Furthering Fair Housing Principles – taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The state should seek to replace segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. State should look for solutions to remove barriers that inhibit community-based developers’ success in accessing funds for development within their communities.</i></p> <p>Points shall be awarded as follows (Maximum of 20):                  (1) If lower AMI Project is located in a High or Highest Resource Area: 10 Points;                  (a) AND has also received full points for Service Amenities: +10 Points;                  (b) OR received points Site Amenity Scoring as defined in the TCAC 9% Program: up to 10 points</p> <p>OR</p> <p>(2) Project located in lower-income communities with broad spectrum of income units: 10 Points;                  (a) AND has also received full points for Service Amenities: +10 Points;                  (b) AND received points Site Amenity Scoring as defined in the TCAC 9% Program: up to 10 points</p>	Added category and new criteria. Combined with Working Group's 'Site Amenities' category given significant overlap between methods to achieve AFFH and those in "Site Amenities" category. Link to Service Amenities category to achieve maximum points reflects priority of upward mobility for tenants.	1, 3	Point structure and accompanying definitions to be detailed in the Regulations
3	Service Amenities	10	Use TCAC 9% criteria (keep same for both programs) - TCAC staff requests recommendations for simplifying this category, especially for PSH projects		1	
4	Gross Rents (5 points)		Eliminate from scoring and make a threshold requirement			
4	Exceeding Minimum Income Restrictions (TBD)	20	2 points for each 1% the average affordability is below 60% AMI (average affordability of 50% AMI = 20 points OR full points earned with an average affordability of 60% AMI or less with a minimum of 10% at 30% AMI and 10% at 50% AMI - only bond/tax credit units measured in both scenarios	Increased from 10 to 20 total points. Adjusted internal point math.	1, 2	
5	Exceeding Minimum Rent Restrictions (% below Market)	10	1 point for each 1% the average affordability is greater than 10% below market (measure bond/tax credit units only)			
6	New Cons. / Adaptive Re-Use / Subs. Renovation (10 pts.)		Eliminate since it is no longer necessary to award points for this with creation of pools, set-asides and geographic regions			
6A	General Partner & Management Co. Experience 10		Review this criteria carefully so it does not penalize new entrants or create an unnecessary obstacle. Consider a more flexible method to reduce risk in project failure. For example, look at key staff on the project versus organizational experience.	Move to threshold criteria and change definition.	3	Move experience to threshold requirement and change definition of experience: blend of experience of key people and the organization based on risk to program.

6A	Management Structure and Equity Share	10	10	Points for true equity split on fees and other cashflow revenue 50/50, small/large development Joint Ventures or JV's with community-based organizations when such organization exists. Demonstrate equitable share of work to support capacity building for newer or less experienced entrant.	Added new scoring criteria.		3	Define terms and relationships in the regulations.
7	Housing Types (replaces Large-Family points)		10	Use TCAC 9% criteria for Large Family, Senior, Special Needs, SRO (must be Special Needs or 100% at 40% AMI or below) and At-Risk, but add a High Density housing type that meets conditions in 1B; waiver of criteria available for New Construction projects with land-use approvals obtained prior to January 1, 2022				Evaluate if 9% has unintended consequences before use
<del>8</del>	<del>Community Revitalization Areas (5 pts.)</del>			Eliminate to avoid determining factor that drives production into existing low-income areas				
8	Cost Containment (TBD)		12	1 point for every 1% below TCAC basis limits, with permitted adjustments - See attached "Cost Containment" worksheet	Increased from 10 to 12 points		2	Evaluate Cost Containment measure for efficacy as part of regulations
9	Leveraged Soft Resources		8	1 point for every 1% of Residential TDC; Use TCAC 9% definition, but expand to include private non-related party soft money and eliminate taxable tail provisions. <b>Include recycled bonds as an option for leverage.</b>	Decreased from 10 to 8 points. Include Recycled Bonds in definition of leverage.		2	
10	Readiness to Proceed		10	Use TCAC 9% criteria (keep same for both programs)				Evaluate if 9% has unintended consequences before use
<del>11</del>	<del>Sustainable Methods (10 pts.)</del>			Eliminate to reduce costs and recognize California's already highly efficient building code				
<del>12</del>	<del>Forgone Developer Fee (10 pts.)</del>			Eliminate to align programs and recognize proposed reduction in developer fee limits (reommendations forthcoming)				
<del>13</del>	<del>Exceeding Minimum Term of Restriction (10 pts.)</del>			Eliminate from scoring and make 55-year regulatory period a threshold requirement				
<b>Total Scoring Potential 120</b>								
TB	Adjusted Bonds per Adjusted Units - 2021			Adjusted tax-exempt bonds (numerator) divided by bedroom-adjusted units (denominator) - See attached "Tie Breaker" worksheet				
11	State Benefit and Efficiency Measure (SCO Proposal) - 2022			Uncapped scoring category measuring value of public benefit relative to adjusted state resources used				