

County of Santa Cruz
2026 Housing Notice of Funding Availability (NOFA)

Application Form
for Housing Predevelopment Activities

Initial Eligibility Screening

1. Applicant and/or Property Owner is a 501(c)(3) Nonprofit Affordable Housing Developer	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Property Owner (current owner, ground lessee, or proposed buyer under executed PSA) is either a 501(c)(3) Nonprofit Affordable Housing Developer or a wholly-controlled affiliate thereof.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Site of proposed housing project is located in unincorporated area of Santa Cruz County	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Proposed housing project will be 100% affordable to lower-income households (at or below 80% of Santa Cruz County AMI)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Development of project has not yet started (project is not entitled and/or permitted, and no construction or site clearance/grading activities have started)	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Project will not require permanent (for periods of 12 months or longer) displacement of existing tenants.	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. If site control is in the form of a Purchase and Sale Agreement (PSA), PSA was fully executed prior to January 1, 2026, and acquisition close of escrow will occur before Applicant requests to draw any County funds that may be awarded pursuant to this NOFA. Applicant has a form of Site Control meeting the standards required by the NOFA.	<input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered no to any of the above questions, please stop here. Your project is not eligible for funding through this NOFA. If you answered yes to all questions, please proceed to the next page.

APPLICANT TEAM INFORMATION

APPLICANT	
Entity Name	
Entity Mailing Address	
Entity EIN (Tax ID)	
Entity Website	
Primary Contact Name	
Primary Contact Title	
Primary Contact Email	
Primary Contact Phone #	
<i>Signatory Name</i>	
<i>Signatory Title</i>	
<i>Signatory Email</i>	
<i>Signatory Phone #</i>	

PROPERTY OWNER (If different from Applicant)	
<p>The Property Owner (as used in this application) is the entity that is a wholly controlled affiliate of Applicant and (<i>check one of the following</i>):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Currently owns the project site; or <input type="checkbox"/> Is Lessee of the site under the long-term ground lease; or <input type="checkbox"/> is the Buyer named in the PSA 	
Entity Name (as listed on deed to property or as buyer in PSA)	
Mailing Address	
EIN	
Entity Type (Check One):	<input type="checkbox"/> Nonprofit Housing Developer/Provider <input type="checkbox"/> Limited Liability Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Other (write in): _____
<i>Authorized Signatory Name</i>	
<i>Signatory Title</i>	
<i>Signatory Email</i>	
<i>Signatory Phone #</i>	
Website	
Primary Contact Name	
Primary Contact Title	
Primary Contact Email	
Primary Contact Phone #	

If Current Site Control is in the form of a Ground Lease or PSA, provide Lessor or Seller Entity’s Information below:

Lessor or Seller of Project Site	
Lessor/Seller Name	
Mailing Address	
Broker handling sale, if applicable	
Lessor/Seller Entity Type:	<input type="checkbox"/> Nonprofit Organization <input type="checkbox"/> Limited Liability Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual(s) <input type="checkbox"/> Trust <input type="checkbox"/> Corporation <input type="checkbox"/> Other (write in): _____
Primary Contact Name	
Primary Contact Title	
Primary Contact Email	
Primary Contact Phone #	
Authorized Signatory(ies) for title transfer or ground lease	
If Lessor/Seller is an entity type which requires registration with the CA Secretary of State (SOS), such as nonprofit and for-profit corporations, LLCs, LPs, provide SOS Entity Number	

OTHER PROJECT TEAM MEMBERS (if any)

(Partners, service providers, property manager, and/or any other entity listed on Applicant's Org Chart in this Application). If additional pages are needed, copy this page and insert into your application.

Entity Name	
Mailing Address	
Role in Project	
Entity Type (Check One):	<input type="checkbox"/> Nonprofit Organization <input type="checkbox"/> Business <input type="checkbox"/> Design Firm <input type="checkbox"/> General Contractor <input type="checkbox"/> Other: _____
<i>Signatory Name</i>	
<i>Signatory Title</i>	
<i>Signatory Email</i>	
<i>Signatory Phone #</i>	

Entity Name	
Mailing Address	
Role in Project	
Entity Type (Check One):	<input type="checkbox"/> Nonprofit Organization <input type="checkbox"/> Business <input type="checkbox"/> Design Firm <input type="checkbox"/> General Contractor <input type="checkbox"/> Other: _____
<i>Signatory Name</i>	
<i>Signatory Title</i>	
<i>Signatory Email</i>	
<i>Signatory Phone #</i>	

PROJECT SITE

Primary Street Address: _____

Property APN(s): _____

Property is located in unincorporated Santa Cruz County: Yes No

- If No, project is ineligible for this NOFA.

(Look up city limits here: <https://sccgis.santacruzcountyca.gov/gisweb/>)

Current Zoning of Property (if mixed, check all that apply):

Commercial Residential Public Facility Other

PROJECT TYPE:

Project will be a new housing development where 100% of the Units will be restricted to be affordable to Lower-Income Households (at or below 80% of AMI), in the form of (check one):

- Multi-family Rental Apartments
- Self-Help Homebuyer Development
- Mobile Home Park
- Other (Describe): _____

SITE CONTROL

Applicant as named herein currently has site control of entire Project Site in the form of:

Form of Site Control	Document(s) Attached
<input type="checkbox"/> Fee Title	<input type="checkbox"/> Grant Deed(s)
<input type="checkbox"/> Fee Title held by Applicant’s wholly owned/controlled Affiliate named herein	
<input type="checkbox"/> Ground lease with a term of at least 55 years Projects proposed on ground leases must have recorded a memorandum of ground lease against fee title to the property, acknowledged by the property owner, with a scaled delineation of the boundaries of the lease area included (if the entire parcel is not subject to the lease).	<input type="checkbox"/> Fully executed ground lease; and <input type="checkbox"/> Recorded memorandum of lease

Form of Site Control	Document(s) Attached
<p><input type="checkbox"/> Purchase and sale agreement (PSA) fully executed by January 1, 2026 with a close of escrow to occur before Applicant wishes to draw any County funds pursuant to this NOFA (generally within less than 1 year). Write in closing date as noted in current PSA: _____.*</p>	<p><input type="checkbox"/> Fully executed PSA with any addenda, extensions, etc. <input type="checkbox"/> Resolution or other legal document authorizing signatory to sign this application on Entity's behalf (if applicable)</p>

** If Applicant does not hold fee title, the Seller or Lessor must sign this Application acknowledging Applicant's application for County funds (at end of Form). In the case of organizational, trust or corporate ownership, a resolution of the board of such organization or other entity, or other applicable document delegating authority to sign documents relating to this funding application to the Seller/Lessor's signatory, shall be attached.*

PROJECT NEED:

Describe the need your proposed housing project aims to address, in a few sentences:

PROJECT DESCRIPTION:

Describe your proposed housing development, in a few sentences:

PREDEVELOPMENT SCOPE OF WORK:

Describe your proposed predevelopment activity, including any key areas of concern or anticipated feasibility challenges it is intended to resolve:

Predevelopment Activity Budget

Fill in the table below. Amount requested from the County may not exceed 85% of total Predevelopment Activity cost. Do not include any development costs of project such as site acquisition or construction.

Sources

Source of Funds	Amount	Commitment Status: Awarded/Committed, Pending, or None
County of Santa Cruz	\$	PENDING
Applicant	\$	
Other Source:	\$	
Other Source:	\$	
Other Source:	\$	
Total Predevelopment Funds	\$	

Applicant is willing to accept County PLHA funds as part/all of this Predevelopment Award: Yes No

Applicant is willing to accept County LMIHAF funds as part/all of this Predevelopment Award: Yes No

Uses

Cost Category	Budget
Design (A&E)	\$
Environmental Studies (Phase I/II, traffic or parking studies, etc.)	\$
Other Due Diligence	\$
Planning Application (including DRG) Fees	\$
Other:	\$
Other:	\$

Other:	\$
Other:	\$
Total Predevelopment Activity Costs (Must equal total funds in Sources Table)	\$

Proposed Project Affordability

Complete the table, based on the deed restrictions/regulatory agreement Applicant is willing to enter into with County for the proposed project. This data will be used for scoring Applications seeking funding through this NOFA, and will be incorporated into County loan agreement and (if project is built) County deed restriction. If affordability mix changes after full funding is obtained, County agreements may be updated to reflect deeper income targeting of some/all units, but will not be modified to adjust affordability restrictions for any/all units to higher income levels than what Applicant provides below.

Affordability Level	Number of Units
Restricted for Low-Income Households (Low) up to 80% of AMI	
Units Restricted for Very Low-Income (VLI) Households up to 50% of AMI	
Units Restricted for Extremely Low-Income (ELI) Households up to 30% of AMI	
Manager Unit(s)	
Total Units (total of above 4 rows)	
<i>If Applicant is proposing any of the units listed above to be ADA accessible and/or special needs units, fill out the rows below. If this information is not yet known, put "TBD". If Applicant does not <u>intend</u> to <u>reserve</u> any units for special needs households, put zero (0).</i>	
Number of ADA Wheelchair Accessible Units	
Number of ADA Sensory or other type of Accessible Units	
Units Reserved for Special Needs Households	

Completed Affordable Housing Projects

Completed by Applicant within past 15 years and occupied for at least 3 years, located in Santa Cruz County, or elsewhere within ABAG or AMBAG regions (SF and Monterey Bay Areas).

PROJECT 1	
Property Name	
Street Address	
# Affordable Units	
Year Occupied	
Total Project Cost	\$
Permitting Locality (City or County)	
Property Website	
Average Affordability (% AMI) in Deed Restriction	
Agency Monitoring Compliance with Deed Restriction	
PROJECT 2	
Property Name	
Street Address	
# Affordable Units	
Year Occupied	
Total Project Cost	\$
Permitting Locality	
Property Website	
Average Affordability (% AMI) in Deed Restriction	
Agency Monitoring Compliance with Deed Restriction	
PROJECT 3	
Property Name	
Address	
# Affordable Units	
Year Occupied	

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Total Project Cost	\$
Permitting Locality	
Property Website	
Average Affordability (% AMI) in Deed Restriction	
Agency Monitoring Compliance with Deed Restriction	
PROJECT 4	
Property Name	
Address	
# Affordable Units	
Year Occupied	
Total Project Cost	\$
Permitting Locality	
Property Website	
Average Affordability (% AMI) in Deed Restriction	
Agency Monitoring Compliance with Deed Restriction	

Developer Capacity and Compliance

<p style="text-align: center;">Evaluation Metric</p>	<p style="text-align: center;">Answer Yes or No. Optional: Attach supporting documentation to support answers. Relevant documentation will increase score</p>
<p>1. Applicant has a demonstrated capacity to successfully develop and operate affordable rental housing, self-help housing, or income-restricted affordable MHP, supported by a successful multi-year track record of projects (including compliance history).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>2. Applicant and Project Team are in good standing with the County (no unresolved monitoring or compliance findings associated with any prior funding awarded to Applicant, or with any unresolved findings or violations of any type associated with any property in the County owned by Applicant or Property Owner</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>3. There are no outstanding code enforcement violations, past-due property taxes, or other citations/notices of violation filed by County of Santa Cruz, HCD, or other State agency on any of Applicant's or Owner's properties within Santa Cruz County.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>4. Applicant and/or Property Owner is/are not in default on any loans secured by any properties in its current housing portfolio.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>5. Neither Applicant nor Owner have any unresolved audit findings related to the projects listed in the table above.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>6. There is no active litigation involving Applicant, Property Owner, Lessor or Seller (if applicable) related to the proposed project site, or any other active litigation that would impede or delay Applicant's ability to develop proposed project.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>7. Neither Applicant nor Owner or any other member of Applicant's project team have been placed on the federal debarred list or required to return prior grant funds to HCD, HUD, or County for ineligible expenditures or compliance violations.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>

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<p>8. There is no incomplete scope of work or unexpended funds on any prior County loans or grants provided to Applicant for the Property proposed for development.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>9. Applicant has successfully completed at least one comparable affordable housing project in unincorporated Santa Cruz County that has been occupied for at least three years.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>
<p>10. Application includes a credible financing plan and timeline for construction and occupancy, consistent with Applicant's prior performance.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Docs Attached</p>

Required Documents Checklist

Check all items that you are including in your submittal:

1. Completed, Signed Application Form with all Attachments
2. Project Team Organizational Chart with Entity and Contact Names
3. Certification of 501(c)(3) status of Applicant and any other 501(c)3 nonprofits on Project Team
4. Resolution of Applicant's Governing Board Authorizing Application for County Funds and Authorizing Proposed Predevelopment Activity at a duly authorized Board meeting
5. Resolution of Property Owner's Governing Board Authorizing its Signatory to Sign this Application on Property Owner's behalf, which resolution shall be approved at a meeting of Owner's Board (*provide only if Property Owner is or will be a different entity than Applicant*)
6. Resolution of Seller/Lessor's Governing Board (if Org/Corp Entity) or (if applicable) Trust, POA, or other legally adequate document authorizing signatory of Seller/Lessor to sign this Application on Seller/Lessor's behalf.
7. Documentation of Applicant's Site Control (Grant Deed(s), 55+ year Ground Lease, or PSA fully executed prior to January 1, 2026)
8. Preliminary Title Report dated within 90 days of Application date
9. Phase I Environmental Assessment (if available)
10. Project Timeline: Estimated timeline for completing the predevelopment activity and the proposed housing development
11. Project Description: A concise narrative describing the housing development proposal and site; approximate number of dwelling units, intended residents (workforce, special needs); onsite amenities; any nonresidential spaces/uses proposed, resident services plan. A simple site plan and/or massing sketch may be included.
12. Project Development Budget: Applicant's estimated budget for development of the proposed housing project, and primary funding sources contemplated to finance the project.
13. Competitive Bidding Plan: Applicant's plan to ensure competitive bidding of the future construction of the housing

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14. Community Engagement Plan
15. Audited Annual Financial Statements of Applicant and Affiliate Owner (if applicable) for most recent 2 years, with management letters included. Any Applicant or their affiliates on the Project Team that are partnerships shall include Audits for general partner.
16. Supporting Documents for Developer Capacity and Compliance
17. Self-Scoring Worksheet

CERTIFICATIONS AND ASSURANCES

The Applicant represents and warrants that all materials and information provided in connection with this NOFA are true and correct at all times, from date of submission to the County and throughout the award process, loan closing and term of the loan. By way of example, but not by limitation, some of the conditions, representations, or warranties that must be at all times true for Applicant, Property Owner, and other members of the Applicant's Organization Chart provided in this Application (collectively, "Project Team"), include:

- a) Applicant and Project Team must be in good standing and have the authority and organizational power to enter into the documents, agreements, and certifications related to the NOFA and any resulting loan.
- b) Applicant and its partners, principals, or affiliates, and Project Team must not be or include any persons or companies who are non-compliant with the requirements of any agreement with the County or be listed on HUD's debarment lists.
- c) Applicant and its partners, principals or affiliates, and Project Team cannot be in default or in violation of any of its obligations under the NOFA, or any loan documents, contracts, agreements, court orders or laws, and submitting for the NOFA and providing the information and entering into the agreements contemplated by the NOFA will not cause a default or violation.
- d) There shall be no change in the ownership of the subject site which is not promptly disclosed to and approved in writing by the County.
- e) Applicant and its partners, principals, or affiliates, and Project Team shall not be subject to any binding agreement, suit, order, or law which would be violated if the Applicant proceeds with the transactions contemplated by the NOFA, or the loan documents.
- f) There shall be no discovery of any preexisting event or circumstances and there shall be no material adverse change in the condition or suitability of the project site, the feasibility of the project, completion date, or the cost of the project, which is not promptly disclosed to and approved by the County.
- g) Applicant and its partners, principals or affiliates and Project Team shall not be subject to any litigation, suit, arbitration or administrative proceeding which may adversely affect the ability of the Applicant to perform any of its obligations under and contemplated by the NOFA.

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- h) Applicant and Project Team have not sold any of the projects listed within this Application;
- i) No mortgage on a project listed on this application has ever been in default, assigned to the government or foreclosed, nor has mortgage relief by the mortgagee been given;
- j) Applicant and Project Team have not experienced defaults or noncompliance under any contract or regulatory agreement, nor been issued IRS Form 8823 on any Low-Income Housing Tax Credit (LIHTC) project on their projects listed within this Application;
- k) To the best of Applicant's knowledge, there are no unresolved findings raised as a result of public agencies' audits, management reviews or other investigations concerning Applicant and/or Project Team's projects or properties for the past ten years;
- l) Applicant and Project Team have not been suspended, debarred or otherwise restricted by any state agency from participating in the LIHTC program, CDLAC program, or other state or federal affordable housing programs; and
- m) Applicant and Project Team have not failed to use state funds or tax credits, or LIHTC allocated to me in any state, nor County funds awarded for prior projects, by the deadline applicable to use of such funds or credits.
- n) Applicant and Project Team understand that an award of County funding for predevelopment activities does not guarantee that the proposed project will be entitled and/or permitted by the County.
- o) Applicant and Project Team understand that the specific Predevelopment activities for which they seek funding through this NOFA may not include any alteration of the project site, such as grading, construction, demolition, clearance, tenant displacement, site acquisition (not already set forth in the PSA, if applicable), and/or construction which would trigger a need for environmental review and/or issuance of permits by the County or other agencies (sometimes referred to as "choice-limiting actions"). Applicant and Project Team further acknowledge that they have sole responsibility for ensuring that they do not commit any choice-limiting actions as defined by HUD or other federal agencies from which they are or may be seeking funding for this project, and for obtaining all required environmental clearances and/or permits for the proposed housing project before undertaking any development of the project site.

Certification

APPLICANT

I hereby certify that all information provided in this application, including the above Certifications and Assurances and all attachments, is true and correct, and that I have the authorization of my entity's governing board to sign below and to file this Application with the County. I further certify that Applicant understands that the County (CDI Housing) may request clarification and/or additional documentation to verify any the responses provided in this Application, if needed to verify Applicant's self-score and/or eligibility for an award through this NOFA.

Entity Name: _____

Signatory Name: _____

Title: _____

Signature: _____ Date: _____

PROPERTY OWNER or PROPOSED PROPERTY OWNER/LESSEE

(Applicant's Affiliate)

I hereby certify that the information provided in this application is true and correct, and that I have the authorization of my entity's governing board to sign below. By signing below, I authorize the Applicant named above to sign any/all documents that may be required by the County to submit this funding application and to administer any funds that may be awarded by the County for the proposed predevelopment activity.

Entity Name: _____

Signatory Name: _____

Title: _____

Signature: _____ Date: _____

SELLER OR GROUND LESSOR (if applicable) ACKNOWLEDGEMENT AND CONSENT

I hereby certify on behalf of the current fee title owner, _____, that the information provided in this application with respect to the proposed sale or proposed or current ground lease of the Property located at _____

with APN(s) _____

is true and correct, and that I have the authorization of my entity's governing board (if applicable), or of the trust or partnership (if applicable) that owns the Property identified above to sign below on behalf of the entire entity that currently owns the Property. By signing below, I acknowledge that Applicant, as identified above, is seeking County funding to complete predevelopment activities with the goal of developing an affordable housing project on my Property by Applicant, and if proposed housing project is built, County will record a long-term affordable housing deed restriction against fee title to the Property, notwithstanding that the site control is or will be in the form of a ground lease (if applicable). I certify that Seller/Lessor has no objections to Applicant's filing of this Application with the County, and that, if this Application reflects site control in the form of a ground lease, Lessor has no objections to the requirement for recordation of a 55-year or longer deed restriction against title to the Property, restricting the Property to low-income affordable housing uses for the term.

Seller/Lessor Entity Name (Trust, Organization, Company, Partnership, etc., if applicable):

Authorized Signatory Name: _____

Title: _____

Signature: _____ Date: _____

If Non-entity Seller/Lessor: *All those fee title owners currently on title to the Property must sign below, unless a document is attached evidencing that authority to sign this document has been granted to the below signatory on behalf those individuals (i.e., power of attorney, etc.). Attach additional signature pages if more than 2 individuals on title.*

I/we hereby certify, as the current fee title owner(s) (insert name(s):

_____ ,

that the information provided in this application with respect to the proposed sale or proposed or current long-term ground lease of the Property located at _____

with APN(s) _____

is true and correct, and that I/we acknowledge that the Applicant identified above is seeking County funding to complete predevelopment activities with the goal of developing an affordable

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housing project on my/our Property by Applicant, and if proposed housing project is built, County will record a long-term affordable housing deed restriction against fee title to the Property, notwithstanding that the site control is or will be in the form of a ground lease (if applicable). I/we further certify that Seller/Lessor has no objections to Applicant's filing of this Application with the County, and that, if this Application reflects site control in the form of a ground lease, Lessor has no objections to the requirement for recordation of a 55-year or longer deed restriction against title to the Property, restricting the Property to low-income affordable housing uses for the term.

Seller/Lessor Name: _____

Signature: _____ Date: _____

Additional Party(ies) on title (if applicable):

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

SELF-SCORING WORKSHEET: PREDEVELOPMENT

Threshold Eligibility Criteria	Check: Yes or No
Application is complete and demonstrates that all required eligibility criteria for the proposed activity type (predevelopment) are met (see NOFA pp. 6-7).	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed housing project is located in unincorporated area of Santa Cruz County.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Applicant and Project Team have successful track record of completing affordable housing projects similar to Applicant’s project proposed for funding through this NOFA, which projects were located within Santa Cruz County or elsewhere within the AMBAG or ABAG regions of Northern California.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project is consistent with the County’s General Plan, including the Housing Element, and County Zoning Codes.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Affordable units are or will remain income restricted for at least 55 years from occupancy.	<input type="checkbox"/> Yes <input type="checkbox"/> No
All units in proposed project are or will be affordable to lower-income households with incomes between 0% to 80% of Area Median Income for Santa Cruz County	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed budget for the housing predevelopment activity is reasonable and realistic, and project appears to be competitive for securing development and/or matching funds	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application and Applicant’s track record demonstrate Applicant can expeditiously use County housing funds (within 3 years of award)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Site control demonstrated by Applicant (grant deed, PSA or long-term ground lease)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Applicant and Property Owner are 501(c)3 Nonprofit Housing Developers or a wholly-controlled affiliate thereof.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project will not cause any permanent displacement of current residents. If temporary relocation is required, Application includes a Temporary Relocation Plan meeting the standards specified in the NOFA.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed project incorporates appropriate community spaces, amenities, infrastructure and services for the proposed residents.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project team demonstrates successful affordable housing development experience and capacity to engage cooperatively with the community, County, and relevant stakeholders.	<input type="checkbox"/> Yes <input type="checkbox"/> No

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Screening for Ineligible Factors	Check: True or False
Proposed project is <u>not</u> located on a site with open and/or unresolved code enforcement cases.	<input type="checkbox"/> True <input type="checkbox"/> False
Proposed project is <u>not</u> located on a site that is under construction or under development (including entitled projects in pre-construction phase) but not yet completed.	<input type="checkbox"/> True <input type="checkbox"/> False
Proposed project is <u>not</u> any of the following: Emergency shelter, interim housing, navigation centers, short-term accommodations, or care facilities (none of which are permanent/long-term housing).	<input type="checkbox"/> True <input type="checkbox"/> False
Proposed project does not have an existing County funding award or loan that has not been fully expended by the publication date of this NOFA	<input type="checkbox"/> True <input type="checkbox"/> False

Results: Any “No” or “False” answers in the above tables means the Application is not eligible for funding through this NOFA.

THRESHOLD SCORING

Category	Maximum Points	Key Considerations	Self Score
Organizational and Technical Capacity & Relevant Experience	10	Qualifications of the Applicant and Project Team based on Org Chart provided in Application; successful completion of similar affordable housing projects; lack of compliance findings in audits, lack of litigation or defaults on Team's other housing projects.	
Project Need	5	Application clearly demonstrates local housing needs that proposed project will meet; and clearly demonstrates Project Team's need for County funding for the proposed predevelopment activity budget.	
Readiness & Feasibility	10	<p>Application demonstrates Applicant has site control as described in NOFA and Application includes a credible timeline and realistic workplan for completing proposed predevelopment activity (4 pts).</p> <p>Application includes realistic timeline for building proposed housing project (3 pts).</p> <p>If ministerial project: Applicant commits to completing at least one Development Review Group (DRG) application with County before submitting Building permit application(s) or requesting County clearance documents for development funding (TCAC, CDLAC, etc.) (3 pts).</p>	
Budget & Financial Management	10	Application includes a realistic budget for the proposed activity; Applicant's audits and annual reports reflect its solid and sustainable financial position; Applicant and Project Team have not defaulted on prior project funding; have not missed expenditure deadlines or other significant project milestones on any active County funding awards; Project team's existing housing projects (those provided as examples in Application) are operating on a sustainable basis without significant negative cash flows.	
Matching Funds (Leverage)	10	Minimum match is 15% of proposed predevelopment budget. One point awarded for each additional percentage point of matching funds above 15% proposed in Applicant's activity budget.	

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Category	Maximum Points	Key Considerations	Self Score
Affordability	10	1 point for each 10% of project units restricted to be affordable to Very Low Income (VLI) or Extremely Low Income (ELI) households.	
Community Benefits	5	1 point possible for each of the following: <ul style="list-style-type: none"> • Application includes robust outreach plan focused on engagement with prospective residents, neighborhood, and regional stakeholders; • Applicant commits to reviewing County design guidelines for multi-family and/or mixed-use projects and incorporating them into proposed project design to the extent possible; • If on a site with non-residential zoning: proposed project includes at least 1,000 SF of non-residential floor area for commercial or public facility use (not including onsite resident amenities, leasing office or meeting rooms); • Proposed project includes space for a childcare facility; • Applicant/Project team commit to providing Metro bus passes for project residents for first year of occupancy 	
Maximum Threshold Points	60	Total Threshold Self-Score Points	

Extra Credit / Funding Priorities	Maximum Points	Self Score
Proposed project, or at least 10% of units in project, are or will be restricted for special needs (as defined in County Housing Element) and/or Extremely Low Income (ELI) households in proposed or existing County deed restriction.	10	
Application demonstrates that Applicant is able to complete predevelopment tasks and secure entitlements or ministerial approval within two years of County predevelopment award, and to begin construction within three years of entitlement/ministerial approval.	5	
Proposed project provides dual benefits by developing affordable housing and improving an underutilized or poorly maintained property.	5	

County of Santa Cruz 2026 Housing NOFA: Housing Rehabilitation Application Form

Extra Credit / Funding Priorities	Maximum Points	Self Score
Applicant is willing to accept County PLHA formula grant funds originating from the State of California and passed through the County's LMHAF for the predevelopment award and has previously closed escrow on prior PLHA loan(s).	5	
Applicant has previously built at least one other affordable housing project within unincorporated Santa Cruz County that has been occupied for at least three years, which is similar in scale and type to their proposed project for which they are requesting predevelopment funds.	5	
Project is on a site that is already owned by the Applicant (or their wholly-controlled affiliate)	10	
Project is on a site in the Ministerial Combining District (MCD), or that is eligible for another ministerial approval pathway (to be verified by County staff).	5	
Application provides a fully developed, credible financing plan and timeline for construction and occupancy of the proposed housing project, consistent with Applicant's track record on prior projects.	5	
Maximum Extra Credit Points	50	

TOTAL SELF SCORE

Threshold Points	
Extra Credit Points	
Total Self-Score Points	

Attach documentation verifying any of the above self-score points which are not already covered by your responses in the Application Form and/or other attachments thereto.