

Applicant Workshop

2023-24 SUPER-NOFA FOR AFFORDABLE HOUSING FUNDS

Wednesday, March 1, 2023



Photo Credit: Jeff Wong



Community Development Agency
Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6279
T/www.marincounty.org/federalgrants

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 - **Raise hand = *9**
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Agenda

MARCH 1, 2023

1. Welcome and staff introductions
2. Overview of:
 - a. Application cycle and timeline
 - b. Funding types and priorities
 - c. Eligible projects
3. Review application requirements
4. Q&A



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2023-24 Application Cycle Timeline



IMPORTANT DATES

February 8	Application period opens
TODAY	Workshop for potential applicants
March 2 & 16	Virtual office hours from 1 to 2 pm
March 17	Application period closes at 5 pm
March 30	Priority Setting Committee: Application Review Workshop at 6 pm
April 17	San Rafael City Council Hearing at 7 pm (in person)
April 25	Novato City Council Hearing at 6 pm (in person)
May 18	Priority Setting Committee: Funding Allocation Hearing at 6 pm
June 13	County Board of Supervisors Approval Hearing at 9 am or thereafter



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The screenshot shows the top navigation bar with links: Home, HOW DO I?, GOVERNMENT, FOR RESIDENTS, FOR BUSINESS, RECREATION, and CONTACTS. Below the navigation is a breadcrumb trail: You are here: Home > Departments > Community Development Agency > Federal Grants. The main heading is "Federal Grants" under the "Community Development Agency" section. On the left sidebar, there are "Featured Links" (Contact Us, Customer Service) and "Community Development Agency" services (Building and Safety, Environmental Health, Planning, Sustainability). On the right, there are social media icons and a "Subscribe to this page" button with a checkmark icon, which is circled in red. Below the main content area, there is a grey box with instructions: "To translate this page scroll up and click on the link that says 'Select Language.'" and "Para leer esta página en español desplácese hacia arriba y haga clic en el enlace que dice 'Select Language' (seleccionar idioma) y elija 'Spanish' (español)."



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Available Funding

OVERVIEW

- **\$2.3 million** in State **Permanent Local Housing Allocation (PLHA)**; includes a one-for-one match from the County **Affordable Housing Funds (HTF)**
- **\$2.4 million** in **HOME-ARP Funds** (new federal funds from the American Rescue Plan), administered by the U.S. Department of Housing & Urban Development (HUD)
- **\$600,000** in federal **Community Development Block Grant Funds (CDBG)** specific to housing projects, administered by HUD



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PLHA & HTF Funds

Background:

➤ Permanent Local Housing Allocation (PLHA)

- In **2020**, Marin Board of Supervisors authorized Staff to apply for and accept non-competitive PLHA funds to match portions of funds in the County's Affordable Housing Fund (HTF).
- The County has received all eligible non-competitive allocations to-date.

➤ Marin Affordable Housing Fund (HTF)

- Established in **1981**, the HTF is a local funding source created to increase the stock of permanently affordable homes in the County by producing and preserving affordable housing for low- and very-low income households in Marin County.





CDBG Housing Funds

Background:

- Allocated by the U.S. Department of Housing & Urban Development (HUD) for general community development needs
- Distributed by “planning area”
- 3 Planning Areas in Marin County:

1. County Other

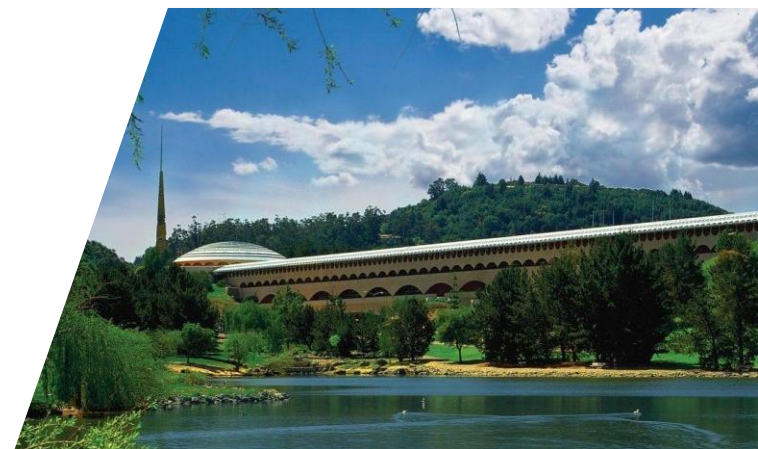
Funds Available: **\$260,000**

2. Novato

Funds Available: **\$120,000**

3. San Rafael

Funds Available: **\$200,000**



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Updated Funding Parameters

VOLUNTARY COMPLIANCE AGREEMENT (VCA)



- After 12 years, the County is no longer under a Voluntary Compliance Agreement with HUD's Office of Fair Housing and Equal Opportunity.
- What does this mean?



The County can now fund rehab projects in the Canal and Marin City areas.



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HOME + American Rescue Plan Act (ARP) = HOME-ARP Funds



- **HOME Investment Partnerships Program (HOME)**

- Federal grants awarded annually to states and local jurisdictions
- Can fund a wide range of activities:
 - Building, buying, and/or rehabilitating affordable housing for rent or homeownership
 - Providing direct rental assistance to low-income people



- **American Rescue Plan (ARP) Act of 2021**

- Signed into law on March 11, 2021
- COVID-19 pandemic relief





Local Funding Priorities for Housing

The **Countywide Priority Setting Committee (PSC)** identified local funding priorities for the 2022-24 grant cycle.

- **Priorities for Project Type:**

- Family Housing
- Land trust model in eastern Marin that provides home ownership opportunities. *Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin*
- Other types of projects can apply; however, these projects will be prioritized.

- **Additional Priority Considerations:**

- Projects that Affirmatively Furthering Fair Housing and have commitment/capacity to engage in Affirmative Marketing.
- Projects that serve members of the protected classes as defined by HUD (race, color, religion, national origin, sex, disability, and familial status).
- Projects that serve low-income persons.



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Funding Priorities – CDBG Housing

CRITERIA FROM HUD



- CDBG National Objectives:
 - Benefit low- and moderate-income persons,
 - Prevent or eliminate blight, or
 - Meet other community development needs.



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Funding Priorities – HOME-ARP



ADDITIONAL CRITERIA FROM HUD AND LOCAL OVERSIGHT COMMITTEE

- Priority for **rental housing for families** who are **experiencing homelessness, at risk of homelessness**, and families that are **domestic violence victims** and experiencing homelessness or at risk of homelessness.
- *However, HOME-ARP funds may be used to primarily benefit any of these HUD-defined populations:*
 - a) Homeless;
 - b) At-risk of homelessness;
 - c) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking;
 - d) Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
 - e) Veterans and families that include a veteran family member that meet one of the preceding criteria



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Funding Priorities – PLHA/HTF



ADDITIONAL CRITERIA FROM THE STATE

- Projects that are ready to move forward: land use entitlements, environmental review, and commitments of other required funding and resources
- Development projects with site control
- Projects that support those earning 60% AMI or below



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Eligible Activities

	Rental Housing	Homeowner Housing	Special Needs Housing
Acquisition	All Funding Types	PLHA/HTF and CDBG	PLHA/HTF and CDBG
Rehabilitation	All Funding Types	PLHA/HTF and CDBG	PLHA/HTF and CDBG
New Construction	PLHA/HTF and HOME-ARP	PLHA/HTF only	PLHA/HTF only



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Ineligible Projects

- Housing rehabilitation or construction for individuals who are not low- or moderate-income.
- CDBG and HOME-ARP only:
 - Purchase of durable equipment for rehabilitation projects (e.g., funds can purchase the nails, but not a hammer).
 - New construction in Marin City or the Canal neighborhood of San Rafael.
 - Projects located in a FEMA-designated Regulatory Floodway, and projects in a Special Flood Hazard Zone without flood insurance.

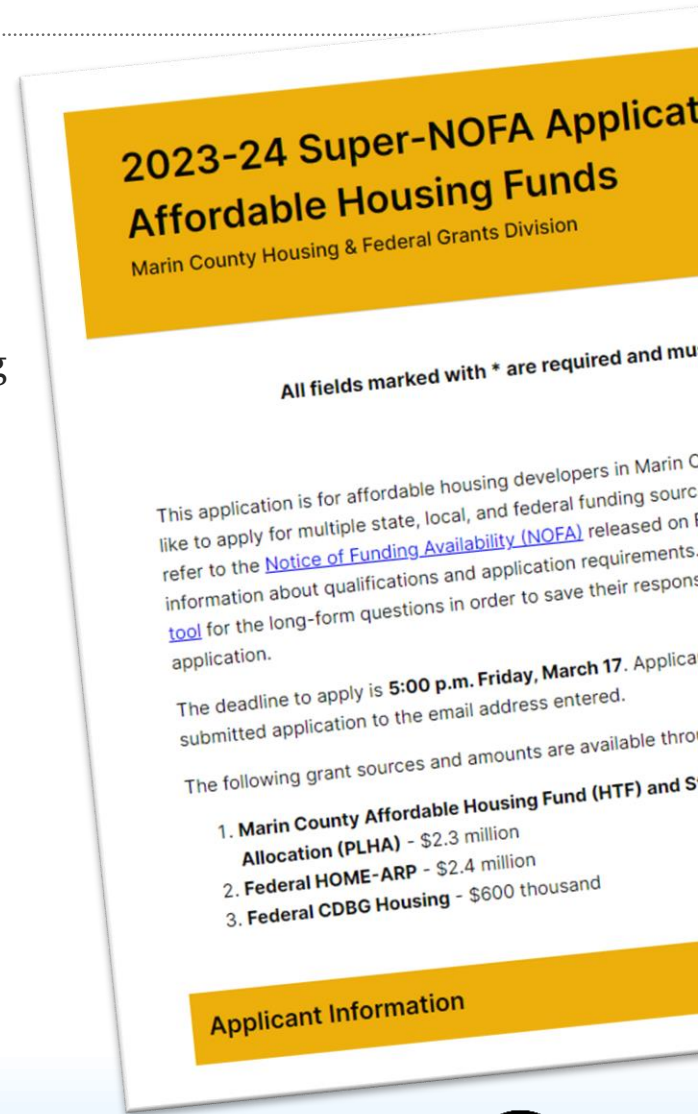


Application

- **Online application form:**
<https://marincounty.jotform.com/230235392968059>
- **Helpful Tools:**
 - Since you cannot save progress, we recommend using the provided **Prep Tool** to prepare your answers.
 - A sample **Project Budget** for CDBG applicants is also available.
 - The **Super-NOFA** contains all the application guidelines.
 - Access these at marincounty.org/federalgrants
- Email questions and reasonable accommodation requests to: federalgrants@marincounty.org
- **DUE at 5:00 p.m. Friday, March 17, 2023**



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Application Review

What is considered a “complete application”?

- Submitted before the deadline
- All required attachments are present (refer to NOFA)

Staff Evaluation Criteria (not exhaustive):

- Project alignment with funding priorities
- Site control
- Organization’s experience with developing/managing high-quality affordable housing projects
- Financial and organizational capacity to complete the project
- Ability to maximize impact through number of affordable bedrooms/units and creative approach
- Ability to leverage other funding sources, including Low-Income Housing Tax Credits
- Comparison of per-unit request amount with other County-assisted housing developments



Additional Requirements



OVERVIEW

- **Environmental Review (NEPA)**

- Must be up-to-date on all projects funded through **CDBG** or **HOME-ARP**
- Review lasts 5 years, if project does not change
- NEPA must be completed *before* any funds can be spent. Spending prior to Environmental Review completion cannot be reimbursed.
- If NEPA requires mitigation, grantee is responsible for implementing.

- **Prevailing Wage**

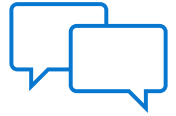
- Requires that prevailing wages (fair wages) are paid to all contractors
- **PLHA** – Governed by State prevailing wage law
- **CDBG** and **HOME-ARP** – Governed by the Davis-Bacon Act
- Prevailing wage documentation will be required for eligible projects

- **Procurement**

- **CDBG** and **HOME-ARP** are required to abide by County Procurement requirements.



Upcoming Office Hours



Virtual via Zoom:

- 1. Thursday, March 2nd 1:00-2:00**
- 2. Thursday, March 16th 1:00-2:00**

Join by computer or mobile device: Visit www.zoom.us/join

Join by phone: Dial (669) 444-9171

Meeting ID: 822 5057 4342

Passcode: 324253

Questions can also be directed to the Housing & Federal Grants Division at federalgrants@marincounty.org or (415) 473-6279



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Thank You



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