

Applicant Information Session

2024-25 NOFA FOR AFFORDABLE HOUSING FUNDS

Wednesday, January 24, 2024



Photo Credit: Jeff Wong



Community Development Agency
Housing and Federal Grants Division
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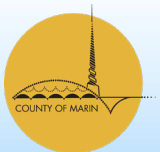


Agenda

JANUARY 24, 2024



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



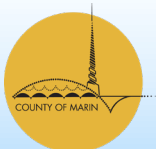
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2024-25 Application Cycle Timeline

IMPORTANT DATES

January 22	Application period opens
TODAY	Information Session for potential applicants
February 1, 8, & 15	Virtual office hours from 1 to 2 pm
February 16	Application period closes at 5 pm
April 4	Priority Setting Committee: Application Review Workshop at 6 pm
April 23	Novato City Council Hearing at 6 pm
May 6	San Rafael City Council Hearing at 7 pm
May 16	Priority Setting Committee: Funding Allocation Hearing at 6 pm
June 4	County Board of Supervisors Approval Hearing at 9 am or thereafter



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Available Funding

OVERVIEW



- **\$1.2 million** in state **Permanent Local Housing Allocation (PLHA)**; includes a one-for-one match from the County **Affordable Housing Funds (HTF)**
- **\$850 thousand** in federal **HOME Investment Partnerships Program Funds (HOME)**, administered by the U.S. Department of Housing & Urban Development (HUD)
- **\$650 thousand** in federal **Community Development Block Grant Funds (CDBG)**, specific to housing projects, administered by HUD



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PLHA & HTF Funds

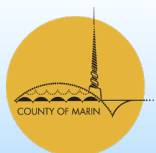
Background:

➤ 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.

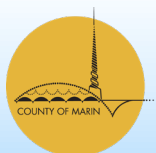




PLHA & HTF Funds

Eligible Jurisdictions:

- Projects must be in jurisdictions with a **certified housing element**.
- At the time of this NOFA, the following jurisdictions have received housing element certification from the California Department of Housing and Community Development (HCD):
 - **Unincorporated Marin**
 - **Town of Corte Madera**
 - **City of Mill Valley**
 - **City of San Rafael**
 - **City of Sausalito**
 - **Town of Tiburon**
- CDBG and HOME funds are not restricted by certified housing element status.



CDBG Funds



CONTINUED

- **Community Development Block Grant Goals**
 - Federal funds provide assistance for a wide range of community development needs:
 - Ensure decent affordable housing
 - Provide services to the most vulnerable in our communities
 - Activities that benefit low- to moderate-income persons

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



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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

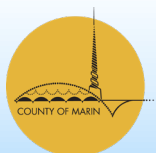
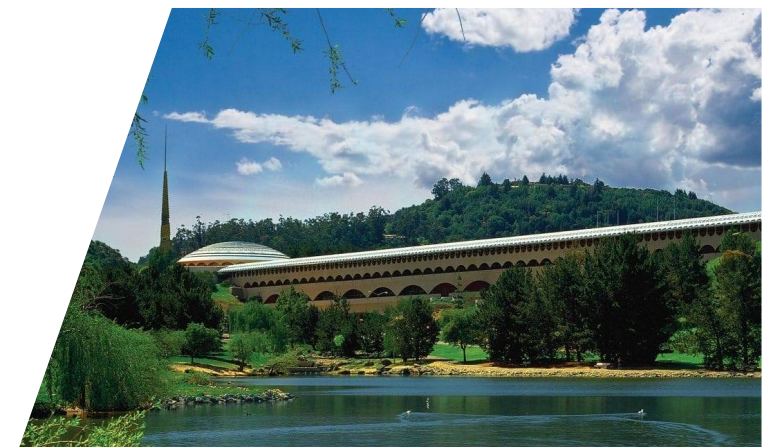
Funds Available: ~ **\$270,000**

2. Novato

Funds Available: ~ **\$130,000**

3. San Rafael

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



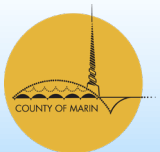
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HOME Funds

Background:

- Allocated by the U.S. Department of Housing & Urban Development (HUD) for general community development needs
- Distributed county wide
- 15% of funds must go to Community Housing Development Organization (CHDO)
- 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



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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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CDBG/HOME Local Funding Priorities

The **Countywide Priority Setting Committee (PSC)** identified local funding priorities for the 2024-25 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.

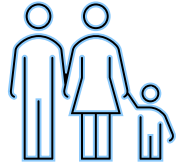
- **Additional Priority Considerations:**

- 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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AFFH & Affirmative Marketing



AFFIRMATIVELY FURTHER FAIR HOUSING

- Affirmatively Further Fair Housing means:
 - “taking proactive measures beyond simply combatting discrimination to foster more inclusive communities and access to community assets for all persons protected by the Fair Housing Act.”
- These actions should result in:
 - Address significant disparities in access to community assets
 - Overcome segregated living patterns
 - Promote integrated communities
 - End racially/ethnically concentrated areas of poverty
 - Foster and maintain compliance with civil rights and fair housing laws



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AFFH & Affirmative Marketing



AFFIRMATIVE MARKETING

- **Affirmatively Marketing:**
Targeted information about program opportunities to groups of people otherwise least likely to apply for those opportunities.
- **Components:**
(1) Identification, (2) Policy, (3) Training, (4) Marketing & Outreach, (5) Data Collection/Reporting, (6) Compliance Assessment, and (7) Recordkeeping
- **Examples/types of Affirmative Marketing:**
 - Website information in Spanish
 - Brochures/flyers printed and distributed in Spanish, Tagalog & Vietnamese
 - Hiring staff who are fluent in Spanish and other languages
 - Posting paid advertisements about program and housing opportunities in La Voz, a Spanish/English paper (serves Marin, Sonoma, Napa, Mendocino, & Lake)



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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

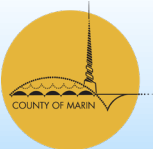


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Eligible Activities

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



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Ineligible Projects

- Housing rehabilitation or construction for individuals who are not low- or moderate-income.
- CDBG and HOME 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.

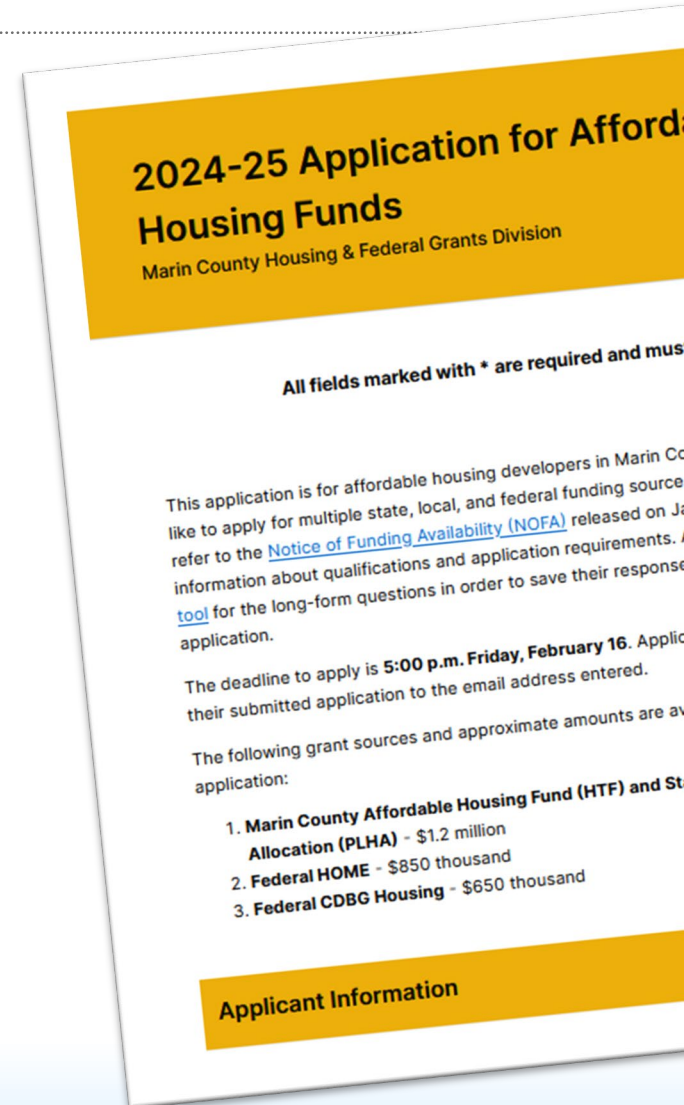


Application

- **Online application form:**
<https://marincounty.jotform.com/240087511995967>
- **Helpful Tools:**
 - Since you cannot save progress, we recommend using the provided **Prep Tool** to prepare your answers.
 - A sample **Project Budget and Pro Forma** is also available.
 - The **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, February 16, 2024**



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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

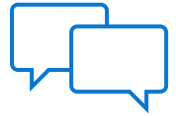


OVERVIEW

- **Environmental Review (NEPA)**
 - Must be up-to-date on all projects funded through **CDBG** or **HOME**
 - 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** – Governed by the Davis-Bacon Act
 - Prevailing wage documentation will be required for eligible projects
- **Procurement**
 - **CDBG** and **HOME** are required to abide by County Procurement requirements.
 - ***NEW*** **CDBG** and **HOME** projects costing over \$200,000 are subject to BABA.
- **Other**
 - **CDBG** and **HOME** projects built before 1978 will require lead testing or proof of past testing/treatment in accordance with the Lead Safe Housing Rule.



Upcoming Office Hours



Virtual via Zoom:

- 1. Thursday, February 1st 1:00-2:00**
- 2. Thursday, February 8th 1:00-2:00**
- 3. Thursday, February 15th 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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