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
Virtual Meeting Reminders

- The meeting is being **recorded**.
- Please **stay on mute** when not speaking.
- Technical issues joining audio or viewing the presentation? **Please try leaving the meeting and rejoining.**
- **For technical assistance:** Use the Zoom Chat tool to communicate with meeting co-hosts.
- **Comments/questions:** Use Zoom Chat or the “Raise Hand” function. We will attempt to answer Zoom Chat questions either in Chat or verbally. During Q&A, we will unmute participants in order of Raised Hands.
- For attendees joining **audio by phone**, you can raise your hand or mute your phone with the phone keypad.
  - Raise hand = *9
  - Mute = *6
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
## 2023-24 Application Cycle Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td><strong>February 8</strong></td>
<td>Application period opens</td>
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<tr>
<td><strong>TODAY</strong></td>
<td><strong>Workshop for potential applicants</strong></td>
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<tr>
<td><strong>March 2 &amp; 16</strong></td>
<td>Virtual office hours from 1 to 2 pm</td>
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<td><strong>March 17</strong></td>
<td><strong>Application period closes at 5 pm</strong></td>
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<td><strong>March 30</strong></td>
<td>Priority Setting Committee: Application Review Workshop at 6 pm</td>
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<tr>
<td><strong>April 17</strong></td>
<td>San Rafael City Council Hearing at 7 pm (in person)</td>
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<td><strong>April 25</strong></td>
<td>Novato City Council Hearing at 6 pm (in person)</td>
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<td><strong>May 18</strong></td>
<td>Priority Setting Committee: Funding Allocation Hearing at 6 pm</td>
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<tr>
<td><strong>June 13</strong></td>
<td>County Board of Supervisors Approval Hearing at 9 am or thereafter</td>
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Sign up for Email Updates

- **Federal Grants webpage** ([www.marincounty.org/federalgrants](http://www.marincounty.org/federalgrants)) – hit the “Subscribe” button to get email notifications when there are updates.
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
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
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.
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.
Funding Priorities – CDBG Housing

CRITERIA FROM HUD

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

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<tr>
<th></th>
<th>Rental Housing</th>
<th>Homeowner Housing</th>
<th>Special Needs Housing</th>
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</thead>
<tbody>
<tr>
<td><strong>Acquisition</strong></td>
<td>All Funding Types</td>
<td>PLHA/HTF and CDBG</td>
<td>PLHA/HTF and CDBG</td>
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<tr>
<td><strong>Rehabilitation</strong></td>
<td>All Funding Types</td>
<td>PLHA/HTF and CDBG</td>
<td>PLHA/HTF and CDBG</td>
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<tr>
<td><strong>New Construction</strong></td>
<td>PLHA/HTF and HOME-ARP</td>
<td>PLHA/HTF only</td>
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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](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](http://marincounty.org/federalgrants)

- **Email questions and reasonable accommodation requests to:** [federalgrants@marincounty.org](mailto:federalgrants@marincounty.org)

- **DUE at 5:00 p.m. Friday, March 17, 2023**
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 2\textsuperscript{nd} 1:00-2:00
2. Thursday, March 16\textsuperscript{th} 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
Thank You