RESOLUTION NO. 2023-40 RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS

WHEREAS, the California Department of Housing and Community Development (HCD) is authorized to provide up to \$53 million under the Local Housing Trust Fund (LHTF) Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code section 50842.2 et seq. (Chater 365, States of 2017 *SB3); and

WHEREAS, in March 2023, HCD released the LHTF Program Notice of Funding Availability (NOFA) for ongoing local government provision of housing financing; and

WHEREAS, the County is an eligible Local government applying for the program to administer one or more eligible activities; and

WHEREAS, the County agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).

WHEREAS, the County reviewed the submitted applications in accordance with the required selection process for applications for the Marin County Housing Trust Fund (HTF); and

WHEREAS, the allocation of HTF funds for each project will be contingent upon successful completion of environmental review under the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves a loan in the amount of \$3,697,482 from Marin County's Affordable Housing Fund to Eden Housing for affordable housing predevelopment located at the Oak Hill site on Sir Francis Drake Boulevard in unincorporated Larskpur, contingent upon award of LHTF funds.

BE IT FURTHER RESOLVED that the Marin County Board of Supervisors hereby approves a loan in the amount of \$1,052,518 from Marin County's Affordable Housing Fund to Educational Housing Partners for affordable housing development located at the Oak Hill site on Sir Francis Drake Boulevard in unincorporated Larskpur, contingent upon award of LHTF funds.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 16th day of May 2023, by the following vote:

AYES:

SUPERVISORS

Elward

Stephanie Moulton-Peters, Dennis Rodoni, Mary Sackett,

Eric Lucan, Katie Rice

NOES:

NONE

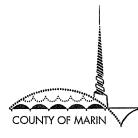
ABSENT:

NONE

ггот.

PRESIDENT, BOARD OF SUPERVISORS

Towngaa



COMMUNITY DEVELOPMENT AGENCY

HOUSING AND FEDERAL GRANTS DIVISION

Attachment 3 — Proposed Project Summaries

Eden Housing, Inc. - Oak Hill Apartments

Eden Housing, Inc., a nonprofit affordable housing developer committed to developing, acquiring, or rehabilitating affordable homes, requests funding to support the development of 115 affordable units on State-owned surplus land near San Quentin, of which 95 units are for low- and very low-income households and 18 units for extremely low-income households. Upon completion, the project will provide studios, one-, two-and three-bedroom rental homes targeting families. The request would go toward general development and construction expenses. If awarded, the County will require long term deed restrictions, tenant protections and affirmative marketing. Funds would be allocated to the 95 units serving households earning at or below 60% Area Median Income.

Education Housing Partners, Inc. – Oak Hill Educator/County Employee Housing Education Housing Partners, Inc., a nonprofit public benefit corporation committed to developing affordable workforce housing, requests funding to support the development of 135 units for teachers/staff of local school districts and County employees on Stateowned surplus land near San Quentin, of which 75 units are for low- and very low-income households. Upon completion, the project will provide one-, two- and three-bedroom rental homes for income-qualifying teachers and staff of local school districts and County of Marin employees. If awarded, the County will require long term deed restrictions, tenant protections and affirmative marketing. Funds would be allocated to the 44 units serving households earning at or below 60% Area Median Income.

Local Housing Trust Fund (LHTF) Program Application

Rev. 2/2023

2023 Notice of Funding Availability



State of California Governor Gavin Newsom

Lourdes Castro Ramírez, Secretary Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director Department of Housing and Community Development

2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833

Website for Local Housing Trust Fund

Program Email: LHTF@hcd.ca.gov

NOFA Release: March 7, 2023

			Project and	Applicant Informat	on					Rev. 2/2023
§101(p) "Local Hous	ing Trust I	Fund" definition								
§101(dd) "Regional I	Housing T	rust Fund" definition.								
	12.1	THE STATE OF STATE OF		§102 Eligible Applica	nts		Language P	100	T 120 T 10	
Applicant Type:	100000000000000000000000000000000000000						Control Parks to			
				Applicant Information	n			THE STATES		
Applicant Name:						Organi	zation Type:			
Address:			City:	County	/:		State: CA	_	Zip Code:	
Auth Rep Name:		Title:		Auth Rep. Emai				1	Phone:	
Address:				City:			State:		Zip Code:	
Contact Name:		Title:		Contact Emai	1:				Phone:	
Address:				City:			State:		Zip Code:	
				Trust Fund Informati	on			201		MAD HOLD TO BE TO
Full Trust Fund Name	:							TD	ate Establishe	d
Trust Fund Address:				City: State: Zip Code:						
Trust Fund Type:	(a) E	Existing Local Housing Trust Fund (or	r Existing Region	onal Housing Trust Fund)					
(a) The minimum app	olication re	equest shall be \$1 million with a m	ax request of	\$5 million.		Amount of L	HTF Program Fu	ınds F	Requested	
		Proposed Activity Timelin	e - provide a t	imeline of implementat	ion of your Proje	ct(s) (§101(g), (1)(2)(3)&(4))			
		Name of Project		When will you issue commitments?		When will loan closing occur?	When do yo anticipate disbursement LHTF funds	t of	Amount of Matching Funds designated to project:	Program Funds
									777	
				Certifications						
On behalf of the entity	identified I	below, I certify that: The information,	statements and	d attachments included in	this application a	re, to the best of	mv knowledge a	nd be	lief, true and co	orrect and I
							,			
Authorized	Represen	tative Printed Name		Title		Signature (Plea	se Type Name)			Date

			§102 Eliqible Applicants		Marian Line			r in a sum in a	§103 Funding	
Applicant Type:				0					(a) Existing Loc Trust Fund (o Regional Hou	cal Housing or Existing sing Trust
		L					Amount I	Requested:	\$0	
housing needs. From the dropdown list please sele - Language establishing the - Identify the specific revenu - Identify the language that s	public, or joint puect the document Local Housing Tue given to the Lost states the Housin	blic and private, fund es ation that establishes th rust Fund cal Housing Trust Fund g Trust Fund addresses		your document	ation that outline the	e reqirements b		address local		
(a)(1)(B) Does the Housing Trust The Trust Fund is funded from On Please see requirements in Section	going Revenues		ue requirements? ition in §101 from Dedicated Sources of	f funding such a	is taxes, fees, loan	repayments, or	public or private o	ontributions.		
(a)(2) Does the city or county have GC §65585?	e a Housing Elem	ent that was adopted by	the city or county's governing body and	d determined by	HCD to be in comp	oliance with stat	le Housing Eleme	nt law pursuant to		
(4) A Local Housing Trust Fund or Eligible Projects located in cities o	Regional Housin	g Trust Fund that was c	t required by GC Code §65400 for the correated, funded, and operated by a compaction, an adopted Housing Element mented the compact of the control of the co	bination of two	or more cities or co	unties, agrees t graph (2) above	o utilize Program , and for which the	Funds only for Annual Progress		
			§102(d): Pr	evious Awarde	es					
Enter the dollar amount of Progr	ram Funds that I	nave been committed f	rom all previous LHTF awards (leave		eviously awarded)				Total Awarded Total Committed	
Now Applies to the	TE guessel) '	do the amount of look	Matching Funds Committe Matching Funds that have been com		lank if proviously	awardad)				
New Applicants (no previous LH	TF award) provi	de the amount of local	Matching Funds that have been com			awarded)	4.500			aberry s
Name of Matching Funds		t Type of ing Fund	Specify Source of Funds		Matching Fun	d Amount	Requi	ed Documentation	n for Matching Fu	nds
<u>Example-</u> Public Contribution	Exa	mple- ocal Impact Fee	Example- Residential local impac	t fees	\$3,000,	000	Match	_Fund_1	Uploaded to HCD?	
Example- Land Donation	Exa		ample- The public contribution will be fro land.	om foreclosed	\$5,000,	000	Match	_Fund_2	Uploaded to HCD?	
									Appraisal Report	

				latching Funds ing Revenue	\$0					
Name of Ongoing Revenue		oe of Ongoing venue	Specify Source of Funds					for Ongoing Reve ntation only; no d		
<u>Example:</u> Loan Repayments	Loan Re	epayments	Developer Loan		\$50,000 Or			g_Rev_1	Uploaded to	o HCD?
Example: Taxes	Т	axes	Residential local impact fees	\$40,000		Ongoir	Ongoing_Rev_2		Uploaded to HCD?	
		patrickets promotes the		oing Revenues		HARVE IN STREET	M(10) 107, 10	10.27 (2.27)		
105(a): How will Program Funds				le Uses of Fun	<u>as</u>					
Note: Please reference the 2023 105(a)	LHTF NOFA (II.	3.2. Rating and Rankin 105(b)	g) for details regarding scoring 105(c)	1	105(d)	1	05(e)			
What is the simple interest rate for toward administra		Program Funds be use oward administrative enses? (5% Maximum	Funds designated to serving housholds no higher then 30% housholds no		gnated to serving Funds design higher then 120% housholds		entage of Program ignated to serving Is no higher then a Median Income		ram Funds accounted for:	
			AND PROPERTY OF THE PROPERTY OF THE PARTY OF					elingster productionals	0%	
Minimum Amo	ount of Matching		\$0	on and the deep	\$0	a balanca a	\$0			
			NOFA Section II(G)(1)(f) Loan Guideline	es and Underwri	iting Standard and F	rocedures				

Applicant has adopted the Uniform Multifamily Regulations (UMRs) as their loan guidelines, underwriting standards, and procedures.
The UMRs can be found on our website at https://hcd.ca.gov/grants-funding/already-have-funding/uniform-multifamily-regulations/docs/uniform-multifamily-regulations-2017.pdf

Certification & Legal Status Legal Disclosure For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project. In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement. The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above. Explain all positive responses on a separate sheet and include with this questionnaire in the application. Exceptions: Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire. Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent), and chief financial officers (Treasurers, Chief Financial Officers, or their equivalent) must respond. Civil Matters 1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years? 2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? 3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? 4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency? 5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? **Criminal Matters** 6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant? 7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business? 8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime? 9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business? 10. Within the past ten years, has the applicant been convicted of any felony? 11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business? 12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime? Please provide a letter of explanation if you responded "Yes" to any of the questions above.

Title of Signatory

Printed Name

Date

Signature (Please Type Name)

Application Score - 100 points max §106(f) Rev. 2/2023 0													
(1) Non-Residential Matching Funds - 15 points max													
Matching Funds (sources other than residential Local Impact Fees or In Lieu Fees) \$0 Total Matching Funds \$0 % of Matching Funds 0.00% (2) Deeper Income Targeting - 20 points max 0										0.00%			
Does Applicant c	ommit to expend	i no more than 18% ome (MI) household		ram Funds and	d	If yes, so		Program + Ma	atching Funds - Admin Exp.	\$0		Max MI exp. (per commitment)	\$0
(3) Readiness -		omo (m) modoomon				1	, , , o		/ turnir Exp.			- Community	0
Has Applicant completed a first phase funding process for multifamily rental projects and announced on its website the status of each project, including those projects that were approved to submit a final application address) to page													
upon award of Program Funds by HCD §106(f)(3)?						phiodilon		showing pro					
Project Name					Pre-approved Am	nount		Direct link to	website				
Project Name					Pre-approved Am	nount		Direct link to	website				
Project Name	е				Pre-approved Am	nount		Direct link to	website				
Project Name				Pre-approved Am	nount		Direct link to	website					
Project Name					Pre-approved Am	nount		Direct link to	website				
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Project Name					Pre-approved Am	nount		Direct link to	website				
Project Name					Pre-approved Am	nount		Direct link to	website				
	mount of pre-app		\$0	Tot	tal Program Funds F	Requested	\$0			First	Phase Funding vs	. Requested (times)	0
	st Phase Fundin ie Supply of Lov	yer-Income (LI) Re	ntal Housir			•							0
How will the Appl									and Matching Fur			(C) Amount	
HCD Program Fu	inds and			gram Funds + Iching Funds -	\$0				construction of rer e to and restricted			Applicant	\$0
Matching Funds - or construction fir				Admin Exp.	,-				of no more than 6	60%		commits based on (B) %	
(5) Community N	leed - 15 points	max (NOTE: this	section will	be scored by	HCD using CHAS	data (Cor	mprehensi	ive Housing Affo	of Al rdability Strateg	mi? ny): https://www.hudus	er.gov/portal/dat	asets/cp.html#2006-	0
	the percentage			aying more the	an 50 percent of the	eir househo	old income			icant does not complet			
		d Applicants - 5 pc								rust Fund meet the desc			0
										jurisdictions (in counties dictions in counties with			
					of the population of				pio, or till oo julioo	alonomo in obamino min	total populations	5, 200,000 0, 1000, 0, 1	
List the	e jurisdictions t	hat your trust fund	l serves: Ci	ity of, County	of, or Town of	O		rved, which Juris red with this app			unincorporated o	county only, or the er orated areas?	itire county
		-											
	iate representat ongressperson	ives from the area Name(s)	s that the A		ves. State Senator	r Name(s)		Dietriet #		State Assembly	Member Name(s)	District #
	(First and last	name)	Distri	ICI #	(First and las	st name)		District #		(First and	last name)		District #
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					ram Funds previou				oints				0
	nt (not previous	y awarded) has co	mmitted at	least 40 perc	ent of the local Ma	tching Fu	inds - 10 p	oints					0
Tie Breaker Tie Breaker, if ne	eded. Readines	s: The extent to whi	ch the appli	ication identifie	es specific multifami	ly rental or	rojects for	which the trust fur	nd has issued Let	tters of Intent (LOIs) to d	levelopers for con	struction or permanen	t financing
(which includes d						, roman pr				tiolo of intent (2010) to a		- Permanen	
Project Name Project Name				Funding Sou Funding Sou	ırce		Co	mmitment Amou	nt		Loan Type Loan Type		
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Project Name				Funding Sou			Co	mmitment Amour	nt		Loan Type Loan Type		
							Com	mitment vs. Requ	iest	0%			

LOCAL HOUSING TRUST FUND (LHTF) Document Checklist

Use this document to properly name your attachments before uploading them with your application submission.

You must confirm below that you have completed this step.

Threshold Requirement?	What You'll Name Your Document:	Document Description	Included?						
§102(d) Eligible Applicants: Previous Awardees									
Yes	Award_Commitment	Previously awarded applicants only. Documentation evidencing the commitment of at least 40% of the previously awarded LHTF funds.							
Yes	LHTF_AR	Previously awarded applicants only. §106(e) Submit evidence that the most recently required LHTF Annual Report was submitted to HCD State Grants Management (e.g. include a copy of the email submission)							
New Applicants (no previous LHTF award)									
No	MF_Commitment	New Applicants only. Documentation evidencing the commitment of at least 40% of the local Matching Funds.							
Application Information									
Yes	HTF	§102(a),(b),(c): Legislation, Ordinance, Resolution, or public-private partnership agreement creating the HTF. RHTF must include Resolution or Ordinance from each Local government entity that is a member of the RHTF (public RHTFs only).							
Yes (if applicable)	OrgDoc1, OrgDoc2, etc.	§106(e) Organizational Documents (Articles of Incorporation, Bylaws, Amendments, Certificate of Good Standing, etc.)							
Yes (if applicable)	Org_Chart	§106(e) Organizational Chart							
Yes (if applicable)	Gov_TIN_Form	§106(e) Government Agency Taxpayer ID Form							
Yes (if applicable)	STD_204	§106(e) STD-204 Payee Data Record							
Yes (if applicable)	Sig_Block	501(c)(3) nonprofit corporation only §106(e) - Signature Block, upload as a Microsoft Word document							
Yes (if applicable)	Fin_Statements	501(c)(3) nonprofit corporation only §106(e) - Audited financial statements (2 years)							
Yes (if applicable)	501c3_Determination	501(c)(3) nonprofit corporation only §106(e) - IRS determination letter regarding 501(c)(3) status (this letter must address the name of the 501(c)(3), which must match the name of the HTF)							
Yes	App_Reso	§106(e) Application Resolution Note: Only one Application Resolution may be submitted and must be from the Applicant. Additionally, Attachment 1 must be an attachment to the Resolution <i>prior</i> to approval by the governing body and must be included with your submission.							
Yes	Guidelines_107d	§107(d) Loan guidelines and underwriting standards and procedures							
Yes (if applicable)	Cert_LOE	Letter of Explanation for any applicable items on "Certification & Legal" tab of the application							
		Matching Funds and Ongoing Revenue							
Yes	Match_Fund_1, Match_Fund_2, etc.	§104 Required Documentation for Matching Funds							
Yes (if applicable)	Binding_Agreement	§104(b) Fully executed commitment letter or a fully executed contract to provide Matching Funds , specifying the source(s) of the Matching Funds, the amount of Matching Funds from each source, the date upon which the funds will be deposited into the LHTF or RHTF account, and remedies for not depositing the Matching Funds on/by that date.							
Yes	Ongoing_Rev_1, Ongoing_Rev_2, etc.	§102(a),(b),(c) Required Documentation for Ongoing Revenues							
		§106 Application Scoring							
No		§106(f)(3) Readiness List							
No	LOI_1, LOI_2, etc.	§106(g)(1) Letter(s) of Intent							

I have reviewed the Document Checklist and have named my documents according to the instructions.

I will upload all required documents to the LHTF submission portal.

			Application Deve	lopmer	t Team (ADT) Support Form email a copy to: LHTF@hcd.ca.gov and to A			Rev. 2/2023
	Ple	ase complete the	"yellow" cells in the form to	below and	email a copy to: LHTF@hcd.ca.gov and to A Team will respond to your request ASAP.	ppSupport@hcc	l.ca.gov.	
Full Name	е:		Amember of	inc Litti	Date Requested:	A I' I'		
Organizat	Organization:			Email:		Contact Phone		
Justification	on:							
Issue #	Program Name	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	LHTF							
2	LHTF							
3	LHTF							
4	LHTF							
5	LHTF							
6	LHTF							
7	LHTF							
8	LHTF							
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