



HOME NOFA WORKSHOP for First-Time Homebuyer PROJECTS



**California Department of Housing and
Community Development**





WELCOME



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NOFA Deadlines

Application Submittal Period

**December 16, 2021, 8:00 a.m. PST
through
March 10, 2022, 5:00 p.m. PST**



Presentation Overview

- **NOFA Overview and What's New**
 - eCivis Application Portal
 - Funding Availability
 - Application Limits
- **Threshold Requirements**
- **Rating and Ranking**
- **Project Feasibility**
 - Financial Feasibility
 - National Environmental Policy Act (NEPA)
 - Relocation



eCivis Application Portal

HOME Applications must be accessed, starting December 16, 2021, through the eCivis Grants Network Portal – Programs Available for Solicitation page at:

https://gn.ecivis.com/GO/gn_redir/T/vyjsqf2kekyx

- [eCivis Grants Management System User manual](#)
- [eCivis Grants Management System External User Webinar](#)



NOFA Overview

Funding Availability

- \$72 million available (approximately)
 - 55% for rental projects = \$39.6 million
 - 5% FTHB projects = \$3.6 million
 - 40% for Program Activity = \$28.8 million
- 50% reserved for rural areas
- 15% reserved for CHDO's
 - 2021 Only = \$6.3 million



New This Year

| 2019 NOFA | 2020/2021 NOFA |
|--|--|
| Paper Applications | Online Application via eCivis Portal |
| \$5,000,000 Max HOME loan amount plus Admin, ADC, CHDO Ops | \$7,000,000 Max HOME loan amount plus Admin, ADC, CHDO Ops |
| Developer allowed to apply Rental New Construction, Rehab, and FTHB Projects | Developer may not apply for FTHB Projects |
| Max CHDO Ops = \$100K Max SR Admin = \$50K | Max CHDO Ops = \$200K Max SR Admin = \$150K (SRs may apply for up to \$100K in Admin funds PLUS \$50K in ADC funds) |



New This Year

| 2019 NOFA | 2020/2021 NOFA |
|---|---|
| CHDO Certification required every two years | <ul style="list-style-type: none">• CHDOs must be certified every year they submit an application• Certification request must be submitted prior to March 10, 2022 |
| FTHB application amount calculated at \$80K/assisted unit | FTHB application amount calculated at up to 50% of the Maximum Sales Price or the HUD allowed per unit subsidy (whichever is lower) |



NOFA Overview

Application Limits

Only 1 HOME application pursuant to this NOFA for no more than 2 activities:

- 1 Rental Project and 1 FTHB Project, or
- 1 Rental Project and any combination of Program activities, or
- 1 FTHB Project and any combination of Program Activities, except FTHB Program



NOFA Overview

Administrative, Activity Delivery and CHDO Operations Funds Limits

- State Recipients:
 - **\$100,000** Administrative funds for projects \$5,000,000 or more
 - **\$75,000** Administrative funds for projects less than \$5,000,000Plus
 - **\$50,000** Activity Delivery funds
- CHDOs:
 - **\$200,000** CHDO Operating funds for projects \$5,000,000 or more
 - **\$150,000** CHDO Operating funds for projects less than \$5,000,000



NOFA FTTHB Overview

Eligible Applicants

- State Recipients - Local Agency or Local Public entities defined as
 - Cities
 - Counties
 - Native American Entities*
 - State HOME eligible jurisdictions
 - NOFA Appendix A
- State-certified CHDO



*Native American Entities

The Department intends to utilize the authority of AB 1010 (Chapter 660, Statutes of 2019) waivers to include in the definition of eligible Applicants any duly constituted governing board of an Indian Reservation, rancheria or tribally designated-housing entity (TDHE).

- Native American Entities may apply as a Local Agency or Local Public Agency
- Periods of affordability for projects developed on Indian Reservations or Native American Lands will be for 50 years or as needed to meet the regulatory requirements.



NOFA Overview Definitions

- **“Local agency”** means a city, county, city and county, or duly constituted governing body of an Indian Reservation or rancheria and includes any governmental agency or local public entity.
- **“Local public entity”** means any county, city, city and county, the duly constituted governing body of an Indian Reservation or rancheria, tribally designated housing entity as defined in Section 4103 of Title 25 of the United States Code and Section 50104.6.5, redevelopment agency organized pursuant to Part 1 (commencing with Section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with Section 34200) of Division 24



NOFA Overview Definitions

- To meet the definition of an **eligible jurisdiction**, Applicants must meet the following criteria:
 - Have not been designated as “participating jurisdictions” by HUD;
 - Are not participants in an urban county agreement with a county that is designated as a HUD entitlement jurisdiction;
 - Are not participants in a HOME consortium; and
 - Are proposing projects or programs that will be located or carried out in the Applicant’s defined service area. Generally, this will be within the Applicant’s city limits, a county’s unincorporated area, or an Indian Reservation, rancheria or service area of a tribally designated housing agency.



Eligible Projects

First-Time Homebuyer Projects

- CHDOs only:
 - Must be certified in county where the CHDO is certified to operate
 - Must be certified in the jurisdiction where project is located

Please note:

State Recipients:

- Project located within a city's incorporated area
- Project located within a county's unincorporated area

Developers:

- Ineligible for FTHB projects



CHDO Requirements New in 2020-2021

ALL CHDO applicants **MUST** submit a complete CHDO Certification application with all exhibits and attachments by March 10, 2022

Must have received CHDO Certification approval prior to the award of the HOME funding

CHDO Certification will be for Projects and/or Program Activities awarded as a result of this NOFA solicitation only



Webinar Poll

Francisco Arnaiz to conduct
quick poll of the audience

Threshold Requirements



**California Department of Housing and
Community Development**





FTHB Threshold Factors

- Application received by **March 10, 2022**
- Eligible Applicant
 - State Recipient (SR)
 - Native American Entity (NAE)
 - Community Housing Development Organization (CHDO)
 - Appendix A; List of Eligible Jurisdictions
- Eligible Project Location
 - CHDOs only:
 - Must be certified in county where the CHDO is certified to operate
 - Must be certified in the jurisdiction where project is located
 - State Recipients:
 - Project must be located within an eligible jurisdiction



FTHB Threshold Factors

Eligible Activity

- Construction financing must include the following:
 - New construction to develop homes on specific site(s).
 - 100 percent of the HOME investment must roll over to permanent financing to eligible first-time homebuyers and must be sold to eligible homebuyers.
 - Homebuyer mortgage assistance only (no HOME construction financing) in a project that is being constructed or acquired and rehabilitated with other funds to then be sold to eligible first-time homebuyers.



FTHB Threshold Factors

- Application must include:
 - Market Comparables
 - Appraisal
 - Phase I/II (New Construction only)
- Applicant has not missed 3 project deadlines as of December 31, 2021



FTHB Threshold Factors

- No pending litigation for project
- 2 CFR 200.512 Single Audit Report (State Recipients only) filed with State Controller's Office.
- Housing Element Compliance (State Recipients only)
- Site Control
- Relocation



FTHB Site Control

- Property must be held in Fee Title
- Long-term Leasehold 50 years
- Must provide:
 - Purchase Agreements
 - Option Agreements
 - Disposition and Development Agreements (DDA)
 - Exclusive Right to Negotiate
 - Conditional Contracts



Acceptable Forms of Site Control

1. Purchase or Lease Agreement
2. Option Agreement
3. Purchase Agreement Conditional Upon NEPA Review – under **limited** circumstances only

Please note: A Purchase Agreement or a Disposition and Development Agreement (DDA) is considered a choice limiting action if the intent was to use federal funds, even if executed prior to the submittal of the HOME application.

Refer to HUD Memo: Guidance on Option and Conditional Contracts for Purchase of Real Property for Environmental Reviews Conducted by a Responsible Entity under 24 CFR 58 dated August 26, 2011.



Acceptable Forms of Site Control

There are four acceptable forms of site control that avoid “choice-limiting” NEPA problems.

1. Site purchase or long-term lease must be consistent with the UMR requirements, prior to submitting the HOME application.
2. Option to Purchase must be conditioned on the Responsible Entity's determination to proceed with project based, on the results of a subsequent environmental review and the receipt of an “Authority to Use Grant Funds”.
 - The cost to secure the site control document must be a nominal portion of the purchase price.



Acceptable Forms of Site Control

3. Purchase Agreement, DDA, Option to Lease, or Exclusive Right to Negotiate may not be conditioned upon NEPA clearance or any other federal requirement.
4. A conditional purchase contract may be used for an existing single-family home (1 to 4 units) or an existing multifamily residential project.



Acceptable Forms of Site Control

For more information, please refer to HUD's CPD Notice 98-1 and Assistant Secretary Mercedes Marquez' August 26, 2011, memo on HCD's HOME webpage under Resources.

CPD Notice May be found at:

https://archives.hud.gov/offices/cpd/affordablehousing/la_wsandregs/notices/98-1.pdf

Memo may be found at:

<https://files.hudexchange.info/resources/documents/HUD-Memo-Guidance-on-Options-and-Conditional-Contracts-for-Purchase-of-Real-Property-for-Environmental-Reviews-Conducted-by-a-Responsible-Entity-under-24-CFR-58.pdf>



Rating and Ranking



**California Department of Housing and
Community Development**





Scoring Categories

| Scoring Category | Maximum Applicable Points |
|-------------------------------------|---------------------------|
| Housing Element | 50 |
| Formula reallocation (HUD declined) | 50 |
| Rural area | 50 |
| Capacity | Up to 450 |
| Community Need | Up to 250 |
| Project Feasibility | Up to 200 |
| Project Readiness | 300 |
| State Objectives | 200 |
| TOTAL APPLICABLE POINTS | 1550 |



There is a minimum score requirement of 930 points





Housing Element 50 Points

- Cities and Counties are required to be in compliance with State Housing Element Law
- Newly incorporated cities are exempt, until which time city is required to submit the Housing Element to the Department for approval
- CHDO's and projects to be developed on Native American Lands are also exempt



Formula Reallocation

50 points

- A jurisdiction that is eligible to receive **HUD direct HOME allocation** funds but *declines* the funding to preserve their state HOME eligibility shall be awarded the full 50 points.
- No points awarded to all other applicants.

Rural Area

50 Points

- Activities proposed in a rural community shall receive full points.
- No points awarded to non-rural applicants.



Capacity

Max 450 Points

Applicant Experience

50 Points

- Applicant must demonstrate experience implementing local, state, or federal affordable housing and/or community development projects.
- Needs to be during the last 7 calendar years (1/1/2015 – 12/31/2021).



Capacity (continued)

Development Team Experience 200 Points

- The team needs to show project experience developing the same or similar type of subsidized projects.
- Needs to be during the last 5 calendar years (1/1/2017 – 12/31/2021).



Capacity (Continued)

Prior Performance

200 Points

All applicants start with **200 points** in this category.

- Points may be deducted, if applicable, from the following four sub-factor categories once review of the application takes place. 200 point maximum deduction.
 1. Project Reporting Deadlines
 2. Applicant Reporting
 3. Material Misrepresentation
 4. Monitoring Noncompliance
- The Department's look back period will be 1/1/2016 – 12/31/2020.



Capacity (Continued)

Prior Performance

1. Project Reporting Deadlines

- Any HOME Project contract awarded that failed to meet project deadlines will be deducted points.
 - Permanent Financing Deadline
 - Project Set-Up Deadline
 - Construction Loan-Closing Deadline
 - Completing Deadline
 - Expenditure Deadline

The Departments look back period will be 1/1/2016 – 12/31/2020.



Capacity (continued)

Prior Performance

2. Applicant Reporting

- HOME Projects that failed to submit the following reports will have up **50 points** deducted.
 - Monthly Reports
 - Annual reports
 - Quarterly Program Income (PI) reports
 - Project Completion reports

The Department's look back period will be 1/1/2017 – 12/31/2021.



Capacity (continued)

Prior Performance

3. Material Misrepresentation

- Any omission or misrepresentation made by an applicant, that could jeopardize the Department from funding a project or place the Department at risk of a HUD monitoring finding shall have a **200-point** deduction.

The Department's look back period will be 1/1/2016 – 12/31/2020 for all subfactors above.



Capacity (continued)

Prior Performance

4. Monitoring Noncompliance

- There are two noncompliance categories
 - **Monitoring – 100 points** will be deducted if any applicant has failed to remedy any HOME monitoring findings and concerns.
 - **Late Reports** – points will be deducted for any 2020/2021 NOFA Project applications that the Applicant, owner, and managing general partner failed to submit timely reports
 - State Recipients – Annual Monitoring Report (10 points)
 - CHDOs – Annual Operating Budget (10 points)
 - CHDOs – Annual Report (10 points)

The Departments look back period will be 1/1/2017 – 12/31/2021.



Community Need Up to 250 Points

Points calculated based on data found in Appendix C on the HOME NOFA webpage

Appendix C - Community Needs Scores

Rating Points for First-Time Homebuyer Projects (110 pts)

Rating Points for First-Time Homebuyer Projects (140 pts)



Appendix C Community Needs Score

| | A | B | C | D | E | F | G |
|----|---|------------------------------|---------------------------|-------------------------------|---------------------------|---------------------------------|---|
| 1 | Appendix C | | | | | | |
| 2 | Community Need Data for All State HOME Eligible Jurisdictions | | | | | | |
| 3 | For HOME 2020-2021 NOFA | | | | | | |
| 4 | Data are from the U.S. Census Bureau, American Community Survey | | | | | | |
| 5 | For total Community Need Score for FTHB Project, add score from "TBRA & FTHB Proj County Data" tab; for total Community Need Score for FTHB Program add score from "TBRA & FTHB Progr County Data" tab | | | | | | |
| 6 | Rating Points for FTHB Homebuyer Project or Program - jurisdiction part | | | | | | |
| 7 | | 85 Points MAX | | 25 Points MAX | | 110 Max Points | |
| 8 | Jurisdiction | Owners in Poverty | Points Awarded | Owners Overcrowded | Points Awarded | Total Points Awarded | |
| 9 | Fountain Valley city, California | 2.88% | 43 | 0.23% | 15 | 58 | |
| 00 | Gardena city, California | 7.23% | 60 | 2.00% | 18 | 78 | |
| 01 | Glendora city, California | 3.48% | 51 | 0.58% | 15 | 66 | |



Appendix C Community Needs Score

| | A | B | C | D | E | F | G | |
|----|--|--|--|---|---|---|---|--|
| 1 | Appendix C | | | | | | | |
| 2 | Maximum Purchase Price/After-Rehab Value Limits ("Value Limits") and Median HH Income | | | | | | | |
| 3 | For HOME 2020-2021 NOFA FT HB Projects only | | | | | | | |
| 4 | Data are from HUD'S HOME Maximum Purchase Price/After-Rehab Value Limits for <u>Newly-Constructed</u> Housing and from the State Median Income Limits, 2020 | | | | | | | |
| 5 | Rating Points for FT HB Homebuyer Project - county part | | | | | | | |
| 6 | County Name | HOME Value Limit for New One-Family Structure | Median Income for Household of Four | Ratio of HOME Value Limit to Median Income for Household of Four | Total Points Awarded for TBRA (55 MAX) | Total Points Awarded for FT HB Project (140 MAX) | | |
| 7 | Alpine | \$336,000 | \$94,900 | 3.54 | 30 | 80 | | |
| 8 | Amador | \$323,000 | \$78,700 | 4.10 | 35 | 95 | | |
| 9 | Butte | \$323,000 | \$70,700 | 4.57 | 40 | 105 | | |
| 10 | Calaveras | \$323,000 | \$80,400 | 4.02 | 35 | 95 | | |
| 11 | Colusa | \$323,000 | \$70,700 | 4.57 | 40 | 105 | | |
| 12 | Del Norte | \$323,000 | \$70,700 | 4.57 | 40 | 105 | | |
| 13 | El Dorado | \$475,000 | \$86,300 | 5.50 | 50 | 125 | | |
| 14 | Glenn | \$323,000 | \$70,700 | 4.57 | 40 | 105 | | |
| 15 | Humboldt | \$323,000 | \$72,000 | 4.49 | 40 | 105 | | |
| 16 | Imperial | \$323,000 | \$70,700 | 4.57 | 40 | 105 | | |



Project Feasibility

Up to 200 Points

Project Feasibility

200 Points

- Self-Evaluation Worksheet (195 pts)
 - State and federal requirements

- Highest percentage of HOME-assisted units (5 pts)
 - HOME Units/Total Units = %



Project Readiness

Project Development Plan (PDP) New Construction Project 300 Points

| | |
|--|-----------|
| Market Comparable | 40 Points |
| Property Appraisal | 10 Points |
| Phase I/II | 30 Points |
| Floodplain Analysis | 55 Points |
| Preliminary Construction Cost | 5 Points |
| Zoning (page 20) | 75 Points |
| Local Approval (page 20) | 30 Points |
| Form complete (Page 20) | 10 Points |
| Construction Financing Commitments (page 25) | 35 Points |
| Design Process | 10 Points |



State Objective Points

For the state objective scoring, there are three sub-factors for which Applicants can receive points, up to 200 points maximum. As applications are reviewed and rated, points will be awarded for the following objectives:

- 1. Committed financing**
- 2. Overcoming impediments to fair housing**
 - Access to Opportunity
- 3. Policy objectives**
 - Special Needs Populations
 - Homelessness



State Objective Points Continued

1. Committed financing – 85 points

- Must have 100% of Non-State permanent financing committed by application due date.

2. Overcoming impediments to fair housing – Access to Opportunity - 35 points

- Points shall be awarded for projects located in high- and highest-areas of opportunity within the TCAC Opportunity Map,
 - <http://www.treasurer.ca.gov/ctcac/opportunity.asp>



State Objective Points Continued

3. Policy objectives – Special Needs Populations or Homelessness – 80 Points

Awarded to proposed rental projects with funding commitments that target Special Needs populations, using any of the following funding:

- HUD 811
- HUD Supportive Housing Program
- State Mental Health Services Act (MHSA)
- No Place Like Home Program
- Veterans Housing and Homelessness Program
- Housing for a Healthy California Program
- Multifamily Housing Program

May also be awarded to projects that provide project-based rental assistance, under the terms of an MHSA or Veterans Affairs Supportive Housing Voucher (HUD-VASH).

-- or --

Points shall be awarded to applications that propose projects serving people experiencing homelessness. If serving Special Needs or Homeless populations, the projects must include supportive services pursuant to Housing First requirements.



Break



Rating and Raking: Information & Documentation



California Department of Housing and
Community Development





Project Readiness

Max 300 points

There are 5 categories for scoring:

- Project Development Plan (**PDP**)
- Zoning
- Local Government Approvals
- Design Progress
- Permanent Financing



Project Readiness Project Development Plan

- Points Awarded If PDP Item:
 - Included with application
 - “Recent” – shelf life varies!
 - Meets basic requirements
 - Correct standard
 - Qualified preparer



Project Readiness PDP Items

- Market Comparables
- Appraisal
- Phase I/II/VES
- Floodplain Analysis
- Construction Cost Estimate
- Relocation



PDP: Market Study

- An analysis of comparable properties in the market area of the proposed project
- Prepared by a licensed real estate broker (or appraiser) having no identity of interest with the Sponsor, the partners of the Sponsor, the intended partners of the Sponsor, or the general contractor
- Prepared and signed no earlier than January 2021.
- Contains comparable actual sales data from at least 10 other single-family homes in the market area of the proposed project.



PDP: Appraisal

An appraisal is required for all projects EXCEPT where there are no land costs included in the development budget and there are no financial consequences which would require that the Department assess the value of the land (i.e. the developer is not calculating a higher percentage of permanent financing committed due to land donation). Not required if land is donated

- The appraisal must also show the unrestricted fair market value of each model proposed to be sold.



PDP: Appraisal

- The home cannot be sold for more than its value, i.e. the total of all loans secured by the property cannot exceed its value.
- If no appraisal has been submitted because land costs are not being charged to the project, the market comparables in PDP #1 should be primarily relied upon to determine the feasibility of the proposed home sales prices.



PDP: Phase I/VES and Phase II Site Assessments

- Phase I/VES
 - Prepared no earlier than 2020
 - ASTM Standard E1527-13 or E1527-21
- Phase II (if required by Phase I)
 - Prepared no earlier than 2020
 - ASTM Standard E1903-19
- Older reports not required for scoring



PDP: Floodplain Analysis

- FEMA Flood Hazard Determination Form
OMB No. 1660-0040 (or later)
- Prepared in 2021
- Must be prepared by a flood certification service or other qualified 3rd party



PDP: Preliminary Cost Estimate

- Prepared in 2021
- Use form included in HOME Exhibit B-9 Construction Sources and Uses
- Estimate must be consistent with Development Budget, or an explanation must be provided to support any differences



Zoning, Local Approvals & Fees

- Three forms to upload via eCivis application portal
 - Verification of Zoning and Other Local Approval
 - Verification of Local Development Impact Fees
 - Verification of Water and Sewer Availability
- Applicant only completes the project information
- Signed by Developer and Local Official



Zoning, Local Approvals & Fees

- Points awarded:
 - Properly zoned 40 points
 - **ALL** Local Approvals Obtained 80 points
 - **Both** water and sewer available 5 points
 - Forms complete and included 10 points



Construction Financing Commitments

List all projected construction financing sources in Exhibit B-8 Project Financing Summary

- Financing commitments letters must contain:
 - Borrower's name
 - Project's name (if any)
 - Project site address, APN, or legal description
 - The amount, interest rate, and terms of financing



Design Progress

- Executed agreement with architectural firm
- Letter from architect or construction specialist stating status of plans and specifications:
 - Ready to submit to planning dept.
 - Preliminary Plans and Specifications
 - Conceptual (Elevation and Floor Plans)



Project Feasibility: Financial Feasibility



**California Department of Housing and
Community Development**





FTHB Application Calculation of Down Payment Assistance

*FTHB application amount
calculated at up to 50% of the
Maximum Sales Price Limit (HOME
Homeownership Value Limit) or the
HUD allowed Per-Unit Subsidy
(whichever is lower)*



Example 1 High-Cost County

Napa County HOME Value Limit

\$569,000 (Sales Price)

50% \$284,500

\$284,500

- 3-Bedroom Subsidy Limit \$276,482
- 4-Bedroom Subsidy Limit \$303,490

Max Down Payment Assistance (3-Bedroom) \$276,482

Max Down Payment Assistance (4-Bedroom) \$284,500



Example 2 Low-Cost County

Lassen County HOME Value Limit

\$195,000 (Sales Price)

50% \$ 97,500

\$ 97,500

- 3-Bedroom Subsidy Limit \$276,482
- 4-Bedroom Subsidy Limit \$303,490

Max Down Payment Assistance (3-Bedroom) \$ 97,500

Max Down Payment Assistance (4-Bedroom) \$ 97,500



2021 HOME Program Homeownership Value Limits/ Sales Price Limit

| 2021 HOME Program Single-Family Homeownership Value Limits for Development or Acquisition of New Homes (Built within 12 months of acquisition) Effective June 1, 2021 | |
|---|---------------------------------------|
| County | One-Unit 95% Median Sales Price Limit |
| Alameda | \$681,000 |
| Alpine | \$352,000 |
| Amador | \$327,000 |
| Butte | \$314,000 |
| Calaveras | \$309,000 |
| Colusa | \$304,000 |
| Contra Costa | \$599,000 |
| Del Norte | \$304,000 |
| El Dorado | \$462,000 |
| Fresno | \$304,000 |
| Glenn | \$304,000 |
| Humboldt | \$307,000 |
| Imperial | \$304,000 |
| Inyo | \$304,000 |
| Kern | \$304,000 |
| Kings | \$304,000 |
| Lake | \$304,000 |
| Lassen | \$304,000 |
| Los Angeles | \$510,000 |
| Madera | \$304,000 |
| Marin | \$664,000 |
| Mariposa | \$304,000 |
| Mendocino | \$363,000 |
| Merced | \$304,000 |
| Modoc | \$304,000 |
| Mono | \$447,000 |
| Monterey | \$480,000 |
| Napa | \$569,000 |
| Nevada | \$404,000 |



2021 HOME Program Per Unity Subsidy Limits



STATE OF CALIFORNIA HOME PROGRAM PER UNIT SUBSIDY LIMITS (Limits are effective June 4, 2020)

| County Name | 0 Bedroom | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 & 5 Bedrooms |
|---|-----------|-----------|------------|------------|----------------|
| All Counties in California will use the following HOME Program Subsidy Limits | \$153,314 | \$175,752 | \$213,718 | \$276,482 | \$303,490 |

The limits in the table above are pursuant to U.S. Department of Housing and Urban Development (HUD) Information Bulletin CPD 20-01, in conformance with CPD Notice 15-003.



2021 State HOME Income Limits

| 2021 State HOME Income Limits - Effective June 1, 2021 | | | | | | | | | |
|--|---------------------|--------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| *Percentages may not be mathematically related to each other due to rounding | | | | | | | | | |
| County | Income Category* | Number of Persons in Household | | | | | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Alameda | 30% Limits | \$28,800 | \$32,900 | \$37,000 | \$41,100 | \$44,400 | \$47,700 | \$51,000 | \$54,300 |
| | Very Low Income 50% | \$47,950 | \$54,800 | \$61,650 | \$68,500 | \$74,000 | \$79,500 | \$84,950 | \$90,450 |
| | 60% Limits | \$57,540 | \$65,760 | \$73,980 | \$82,200 | \$88,800 | \$95,400 | \$101,940 | \$108,540 |
| | Low Income 80% | \$76,750 | \$87,700 | \$98,650 | \$109,600 | \$118,400 | \$127,150 | \$135,950 | \$144,700 |
| Alpine | 30% Limits | \$17,050 | \$19,500 | \$21,950 | \$24,350 | \$26,300 | \$28,250 | \$30,200 | \$32,150 |
| | Very Low Income 50% | \$28,450 | \$32,500 | \$36,550 | \$40,600 | \$43,850 | \$47,100 | \$50,350 | \$53,600 |
| | 60% Limits | \$34,140 | \$39,000 | \$43,860 | \$48,720 | \$52,620 | \$56,520 | \$60,420 | \$64,320 |
| | Low Income 80% | \$45,500 | \$52,000 | \$58,500 | \$64,950 | \$70,150 | \$75,350 | \$80,550 | \$85,750 |
| Amador | 30% Limits | \$16,350 | \$18,700 | \$21,050 | \$23,350 | \$25,250 | \$27,100 | \$29,000 | \$30,850 |
| | Very Low Income 50% | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| | 60% Limits | \$32,760 | \$37,440 | \$42,120 | \$46,740 | \$50,520 | \$54,240 | \$57,960 | \$61,740 |
| | Low Income 80% | \$43,650 | \$49,850 | \$56,100 | \$62,300 | \$67,300 | \$72,300 | \$77,300 | \$82,250 |
| Butte | 30% Limits | \$14,650 | \$16,750 | \$18,850 | \$20,900 | \$22,600 | \$24,250 | \$25,950 | \$27,600 |
| | Very Low Income 50% | \$24,400 | \$27,900 | \$31,400 | \$34,850 | \$37,650 | \$40,450 | \$43,250 | \$46,050 |
| | 60% Limits | \$29,280 | \$33,480 | \$37,680 | \$41,820 | \$45,180 | \$48,540 | \$51,900 | \$55,260 |
| | Low Income 80% | \$39,050 | \$44,600 | \$50,200 | \$55,750 | \$60,250 | \$64,700 | \$69,150 | \$73,600 |
| Calaveras | 30% Limits | \$17,150 | \$19,600 | \$22,050 | \$24,500 | \$26,500 | \$28,450 | \$30,400 | \$32,350 |
| | Very Low Income 50% | \$28,600 | \$32,700 | \$36,800 | \$40,850 | \$44,150 | \$47,400 | \$50,700 | \$53,950 |
| | 60% Limits | \$34,320 | \$39,240 | \$44,160 | \$49,020 | \$52,980 | \$56,880 | \$60,840 | \$64,740 |
| | Low Income 80% | \$45,750 | \$52,300 | \$58,850 | \$65,350 | \$70,600 | \$75,850 | \$81,050 | \$86,300 |
| Colusa | 30% Limits | \$14,650 | \$16,750 | \$18,850 | \$20,900 | \$22,600 | \$24,250 | \$25,950 | \$27,600 |
| | Very Low Income 50% | \$24,400 | \$27,900 | \$31,400 | \$34,850 | \$37,650 | \$40,450 | \$43,250 | \$46,050 |
| | 60% Limits | \$29,280 | \$33,480 | \$37,680 | \$41,820 | \$45,180 | \$48,540 | \$51,900 | \$55,260 |
| | Low Income 80% | \$39,050 | \$44,600 | \$50,200 | \$55,750 | \$60,250 | \$64,700 | \$69,150 | \$73,600 |
| Contra Costa | 30% Limits | \$28,800 | \$32,900 | \$37,000 | \$41,100 | \$44,400 | \$47,700 | \$51,000 | \$54,300 |
| | Very Low Income 50% | \$47,950 | \$54,800 | \$61,650 | \$68,500 | \$74,000 | \$79,500 | \$84,950 | \$90,450 |
| | 60% Limits | \$57,540 | \$65,760 | \$73,980 | \$82,200 | \$88,800 | \$95,400 | \$101,940 | \$108,540 |
| | Low Income 80% | \$76,750 | \$87,700 | \$98,650 | \$109,600 | \$118,400 | \$127,150 | \$135,950 | \$144,700 |
| Del Norte | 30% Limits | \$14,650 | \$16,750 | \$18,850 | \$20,900 | \$22,600 | \$24,250 | \$25,950 | \$27,600 |



Determining the Loan Limit

FTHB application amount calculated at up to 50% of the Maximum HOME Homeownership Value Limits or the HUD allowed per unit subsidy (whichever is lower)

- The current income and rent limits are located on the Department's website at: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.
- The current HUD per-unit subsidy limits are located on the Department website at: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.
- FTHB and OOR activities are subject to the HOME Value Limits. The current limits can be found at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.



FTHB Financing Notes

- Resale Provisions are NOT Allowed
- Loan Agreements are required
- Loan Agreements will detail Recapture Provisions
- Permanent Financing must meet the following requirements:



First-Time Homebuyer Loan Terms

Primary Loan (bank/mortgage company)

Terms:

- Minimum of 30 years
- Fully amortized (no balloons or negative amortizing loans)
- “Current Market Rate” = Fannie Mae Rate Plus 100 Basis Points
- No Temporary Rate Buy-Downs



First-Time Homebuyer Loan Terms

HOME Loan:

- HOME Loan is minimum amount necessary for the gap financing
- 0-3% Simple Interest, which may be forgiven (principle cannot be forgiven)
- Payments are deferred for the loan term



Procurement Requirements of Administrative Subcontractors

- Must follow a competitive Request for Qualifications (RFQ) / Request for Proposal (RFP) procurement process
- Must receive State approval prior to executing
- Agreement if process becomes Sole-Source
- Alternative to Administrative Sub: Sub-recipient if non-profit or government entity



Caution!

FTHB Application Worksheets are linked!

- Complete Pages in Order
 - Do NOT Overwrite Formulas
 - Do NOT enter in White cells
- FTHB application worksheets must be uploaded via eCivis portal ←



Project Feasibility: NEPA



California Department of Housing and
Community Development





NEPA

- Choice-Limiting Actions
 - 24CFR Part 58 Sec. 58.22
 - Upon contemplation of federal funds; Prohibition against any activity which would have an adverse effect on the environment or limit the choices of reasonable alternatives
- Contemplation of Federal Funds
 - Upon Application



NEPA

- What does this mean?
 - From date of application, until the date Authority to Use Grant Funds (AUGF) is issued, ALL activity involving the project and site must stop.
 - Limitation applies to a broad range of activities, not just to the land itself.
 - Before undertaking any activity, consult with your HOME Representative.



NEPA

- Warnings!!!!!!
 - Allow sufficient time to complete NEPA process
 - Mitigations may be required
 - Actions taken by seller trigger a choice actions

Project Feasibility: Relocation



**California Department of Housing and
Community Development**





Relocation Plan

- Uniform Relocation Act
- Section 104(d) of HCD Act of 1974
- Anti-Displacement (economic displacement)
- Establish date of Initiation of Negotiation (ION) and provide ION date in application
- Costs included in Development Budget



Relocation General Information Notice (GIN) & Plan

If Relocation is triggered...

- One copy of actual GIN
- Tenant Notification List
- Proof of Delivery
- Relocation Plan
 - Prepared/Updated in 2021

If Relocation is not applicable, application must clearly state the reasons why it is not applicable

Note: In order to receive the points, you must have **all four** relocation items.



OTHER FEDERAL OVERLAYS

- Federal Overlays May Apply
 - Labor Standards (Davis-Bacon)
 - Procurement,
 - Single Audit Report,
 - Violence Against Women Act (VAWA), etc.



HOME NOFA INQUIRIES AND CONTACTS

NOFA APPLICATION INQUIRIES

For consistency and transparency, questions must be submitted to the HOME NOFA email.

Questions will be reviewed, researched and answered.

FAQ's will be posted to the HCD website.

Email to HOMENOFA@hcd.ca.gov



Thank You!