

# HOME 2024 NOFA APPLICATION WEBINAR FOR MULTIFAMILY RENTAL PROJECTS

February 6, 2025, via Zoom

**California Department of Housing and  
Community Development**





# WELCOME



# HOME Projects Team

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## **NOFA APPLICATION INQUIRIES**

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

Questions will be reviewed, researched, and answered.

Email to **[HOMENOF@hcd.ca.gov](mailto:HOMENOF@hcd.ca.gov)**



## A Few Housekeeping Items...

- The chat is disabled for participants, so please put your questions in the Q&A.
- We are taking questions only in the Q&A and will answer them at the end of each section.
- We will take one break of approximately 10 minutes about midway through.



# **NOFA Deadlines**

## **Application Submittal Period**

**January 24, 2025, 8:00 a.m. PST  
through  
May 22, 2025, 5:00 p.m. PST**





# Presentation Overview

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



# eCivis Application Portal

HOME Applications can be accessed, starting January 24, 2025, through only the eCivis Grants Network Portal – Programs Available for Solicitation page at:

[https://gn.ecivis.com/GO/gn\\_redir/T/vyjsqf2kekyx](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

### In round numbers:

- \$35 million available (approximately)
  - 55% for rental projects = \$19.9 million
  - 5% FTHB projects = \$1.8 million
  - 40% for Program Activities = \$14.5 million
- 50% reserved for rural areas = \$17.6 million
- 15% reserved for CHDOs = \$5.3 million
- 20% for Native American Entities Target = \$7 million





# OVERVIEW

**In round numbers...**

**Estimated \$16 million - \$20 million for  
non-Tribal Program Activities**

**\$16 million is available for initial awards,  
and up to \$4 million more could be  
available for late awards**

# New This Year

2022-2023 NOFA	2024 NOFA
Funding Limits by Project Activity: <b>Rental:</b> \$12 million	Funding Limits by Project Activity: <b>Rental:</b> \$4.5 million
First-Time Homebuyer (FTHB): \$3 million	First-Time Homebuyer (FTHB): \$2 million
Max State Recipient General Admin: \$150,000	General Administrative Funds (State Recipients only): \$50,000
Project-Related Soft Costs (formerly “ADC”): \$50,000	<b><u>Plus</u></b> Project-Related Soft Costs (State Recipients only): \$50,000



# New This Year

2022-2023 NOFA	2024 NOFA
Scoring factors all listed in NOFA	Scoring factors all in new NOFA Appendix D
Maximum CHDO Operating Funds = \$200,000	Maximum CHDO Operating Funds = \$75,000



# New This Year

## 2022-2023 NOFA

Table 8 – Monitoring Fees	
Number of Units	2023
12 or fewer	\$6,077
13 to 24	\$9,888
25 to 36	\$12,051
37-48	\$12,360
49-60	\$14,781
61 or more	\$17,304

## 2024 NOFA

Table 10 – Estimated 2025 Monitoring Fees	
Number of HOME Units	Annual Fee
12 or fewer	\$ 6,447
13 to 24	\$10,491
25 to 36	\$12,740
37 to 48	\$13,113
49 to 60	\$15,681
61 or more	\$18,358



# Important Reminders

- Pursuant to Government Code Sections 40601 and 40602, the Mayor or Mayor pro tempore must sign all written contracts and conveyances made or entered into by a city, unless the city has an ordinance in effect that specifically allows contracts to be signed by an officer other than the mayor or mayor pro tempore.





# NOFA Overview - Eligible Applicants

- State Recipients = Local Agency or Local Public entities, defined as:
  - Cities and Counties on NOFA Appendix A (List of State HOME-eligible jurisdictions)
  - Native American Entities (NAE) that are federally recognized Tribes and that apply as State Recipients rather than as developers



# Eligible Applicants

- State Recipients (continued)
  - May not designated as a HOME Participating Jurisdiction (PJ) by HUD
  - Are not participating in an Urban County Agreement with a county designated as a PJ
  - Are not participating in a HOME Consortium
  - Project or Program Activities must be located within the Applicants' defined service area
  - Eligible city and county jurisdictions for 2024 federal HOME funds are listed in Appendix A of current NOFA



# Eligible Applicants (continued)

- CHDO – Community Housing Development Organization
  - May participate as Owner, Developer, or Sponsor.
  - CHDO Applicants must meet all the requirements found at 24 C.F.R. § 92.2.
  - Must apply, with Project application, to be certified for the Project by the Department.



# NOFA Overview Definitions

- To meet the definition of an **eligible jurisdiction**, Applicants must meet all of the following criteria:
  - Have not been designated as a “participating jurisdiction” 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
  - 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 or a county’s unincorporated area.



# HOME-Eligible Projects

- **All Projects must be in an area listed in HOME 2024 NOFA Appendix A (State HOME-eligible areas)**

## State Recipients, CHDOs, & Developers:

- Multifamily Rental New Construction Projects
- Multifamily Rental Rehabilitation Projects (with or without acquisition)
- Multifamily Rental Acquisition-Only Projects (only if no rehabilitation is needed)

## State Recipients and CHDOs only:

- First-Time Homebuyer Projects – webinar is Tuesday 2/11/25





# NOFA Overview

## Application Combination and Limits (1 of 2) (NOFA pages 25-27)

### E. Activity Combination and Limits

State Recipients (excluding Developers and CHDOs) may apply for multiple eligible activities as follows:

1. One rental Project and one FTHB Project; or
2. One rental Project and any combination of eligible program activities; or
3. One FTHB Project and any combination of eligible program activities, except for a FTHB program.





# NOFA Overview

## Application Combination and Limits (2 of 2) (NOFA pages 25-27)

CHDOs may apply for multiple eligible activities as follows:

- or
1. One rental Project and one FTHB Project; or
  2. One rental FTHB Project and one FTHB program activity for infill new construction.

Developers (not applying through a State Recipient) may submit one application pursuant to this NOFA.

This application may consist of only one eligible activity as follows:

1. One rental rehabilitation Project, with or without acquisition; or
2. One rental new construction Project, with or without acquisition.

**NOTE:** Using both HOME FTHB project activity funds and HOME FTHB program activity funds for the same Project is not permitted.



# **NOFA Overview**

## **Application Amount Limits**

**Rental Project Limit: \$4,500,000**

- Rental New Construction Projects
- Rental Rehab with or without Acquisition
- Rental Acquisition-Only Projects

**First-Time Homebuyer Project Limit: \$2,000,000**



# NOFA Overview

## Administrative, Project Related Soft Costs, and CHDO Operating Funds Limits

- State Recipients:
  - **\$50,000** General administrative funds  
plus
  - **\$50,000** Project-Related Soft Costs (formerly Activity Delivery funds)
- CHDOs:
  - **\$75,000** CHDO Operating Funds





# Questions?

(we'll address questions in the Q&A)

# Threshold Requirements

**California Department of Housing and  
Community Development**

HOME 2024 NOFA Multifamily  
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# Threshold Factors

- ❑ Application submitted via eCivis by May 22, 2025, by 5 p.m. (Pacific Time)

## Eligible Applicants:

### 1) State Recipients

- Cities and Counties on NOFA Appendix A, as State Recipients (SRs):
  - Not designated as a HOME Participating Jurisdiction (PJ) by HUD
  - Not participating in an Urban County Agreement with a county designated as a PJ
  - Not participating in a HOME Consortium
    - ✓ Project or Program Activities must be located within an Applicant's defined service area.





# Threshold Factors

Eligible Applicants (continued):

## 2) Developers:

- Cannot apply for HOME FTHB Projects

## 3) CHDOs (Community Housing Development Organizations):

- Non-profit corporations that meet all HUD CHDO certification requirements.
- Must be the Project Owner, Sponsor, or Developer

## 4) Native American Entities



# Threshold Factors

- Eligible Project Location
  - Project must be located within a State HOME-eligible jurisdiction on NOFA Appendix A, or on Tribal trust land, for Tribal applicants
  - Cities may apply for Projects within only their city limits, and Counties may apply for projects within only their unincorporated areas.
- Eligible Activities
  - Rental new construction
    - Development of a specific multifamily project on a specific site by a specific Developer
    - Rental new construction projects may be with or without acquisition

**NOTE: Transitional housing is not allowed.**



# Threshold Factors

- Eligible Activities (continued)
  - Rental rehabilitation project
    - Funds provided to rehabilitate a specific rental project on a specific site by a specific Developer, with or without acquisition of the property.
  - Rental Acquisition-Only project
    - Acquisition of a specific multifamily rental Project that meets all HOME requirements including property standards.

**NOTE:** Again, transitional housing is not allowed.



# Threshold Factors

## Eligible Activities (continued)

- First-Time Homebuyer Project
  - 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

**NOTE:** Developers are not eligible for this activity, unless applying to do so as an HCD-certified CHDO



# Threshold Factors

- Application must include:
  - Market Study (All Rental Project Applicants)
  - Appraisal (All Applicants)
  - Phase I/II Environmental Review (New Construction only)
  - Physical Needs Assessment (Rehab, Acquisition-Only)
  - Lead-Based Paint & Mold (Rehab, Acquisition-Only)
  - Asbestos (Rehab, Acquisition-Only)
  - Market Comparables (FTHB)





# Threshold Factors

- The Applicant must demonstrate its capacity for carrying out activities assisted with HOME funds.
- Applicant's Site Control must be documented.
- Cities, Counties, local public housing authorities, and certain Tribal entities must provide documentation satisfactory to the Department that they comply with the federal Single Audit submittal requirements at 2 CFR section 200.512. Outstanding findings may impact the Department's ability to grant an award through this NOFA.





# Threshold Factors

- There must be no pending litigation for project.
- Applicant and any member of its program or project team must not be on the list of federally-debarred contractors.
- Applicant must have no unresolved audit findings pursuant to 25 C.C.R. § 8204(a)(1)(D)(ii) and (2)(C)(i).



# Site Control

IMPORTANT!

When applying for project activities, the Applicant (not the ultimate borrower) must demonstrate documented site control of the Project at the time of application.



# Site Control

- Property must be held in Fee Simple or Leasehold
- Long-term ground lease must meet the requirements of 25 C.C.R. § 8316 for rental to low-income families in accordance with 24 C.F.R. § 92.252.
- Must provide:
  - Grant Deed (if applicable)
  - Purchase or Lease Agreement (with Amendments)
  - Option Agreements
  - Disposition and Development Agreements (DDAs)
  - Exclusive Right to Negotiate
  - Conditional Contracts



# Acceptable Forms of Site Control

There are five 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 (continued)

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.
5. A leasehold interest on the Project property must comply with all Program requirements, including compliance with 25 C.C.R. § 8316;





# Acceptable Forms of Site Control (continued)

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.

## HUD's CPD Notice 98-01

- CPD Notice may be found at:  
<https://archives.hud.gov/offices/cpd/affordablehousing/lawsandregs/notices/98-01.pdf>
- Memo may be found at:  
<https://www.hud.gov/sites/dfiles/CPD/documents/HUD-Memo-Guidance-on-Options-and-Conditional-Contracts-for-Purchase-of-Real-Property-for-Environmental-Reviews-Conducted.pdf>





# Scoring and Ranking:

**California Department of Housing and Community  
Development**

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# Scoring Factors Have Moved!

- As mentioned in What's New, all scoring factors are in the new NOFA Appendix D, rather than in the body of the NOFA



# 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
<b>TOTAL APPLICABLE POINTS</b>	<b>1550</b>



**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
- CHDOs 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.
  - *NEW in 2024 NOFA: Applicants must upload to eCivis, as proof, a HUD acknowledgement of applicant declination of a HOME 2024 allocation*
- 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

### Prior Applicant Experience

50 Points

- ❖ **NEW! Applicants must complete new “Applicant Experience” chart in the Rental Project Application Supplement**
- Applicant must demonstrate experience implementing local, state, or federal affordable housing and/or community development projects it was awarded.
- Needs to be during the last 7 calendar years (1/1/2018 – 12/31/2024, plus 2025 year-to-date).





# Capacity (continued)

## Prior Development Team Experience up to 200 Points

- ❖ **NEW! Applicants must complete new “Development Team Experience” chart in the Rental Project Application Supplement**
- The Development team needs to show project experience developing the same or similar type of subsidized projects.
- Needs to be during the last 5 calendar years (1/1/2020 – 12/31/2024, plus 2025 year-to-date).



# 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.
  1. Project Reporting Deadlines
  2. Applicant Reporting
  3. Material Misrepresentation
  4. Monitoring Noncompliance
- The Department's look-back period will be January 1, 2020, through December 31, 2024, for these four factors:



# 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
- Project Completion Deadline
- Expenditure Deadline



# 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



# 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.





# Capacity (continued)

## Prior Performance

### 4. Monitoring Noncompliance per HCD's Asset Management Compliance Section

- 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 2022/2023 NOFA Project applications where the Applicant, owner, and managing general partner failed to submit timely reports
    - State Recipients – Annual Monitoring Report (10 points)
    - State Recipients – Annual Report (10 points)
    - CHDOs – Annual Operating Budget (10 points)
    - CHDOs – Annual Report (10 points)





# Community Need and Project Feasibility

## Max 450 points

- **Community Need**

- Up to 250 points will be awarded by activity type based on the data in Appendix C found on the HOME NOFA webpage.

<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/home/home-2024-appendix-c-community-need-scores.xlsx>

- **Project Feasibility**

- Self-Evaluation Worksheet (150 pts)
  - State and federal requirements (including UMRs for rental projects)
- Highest percentage of HOME-assisted units (50 pts)
  - $\text{HOME Units} / \text{Total Units} = \%$



# 2024 NOFA Appendix C – RNC

Appendix C							
Community Need Data for All State HOME Eligible Jurisdictions							
For 2024 HOME NOFA							
Data are from the U.S. Census Bureau, American Community Survey							
Rating points for Rental New Construction							
	70 Points MAX		70 Points MAX		110 Points MAX		250 Max Points
Jurisdiction	Renters in Poverty	Points Awarded	Renters Overcrowded	Points Awarded	Rental Vacancy Rate	Points Awarded	Total Points Awarded
Alpine County, California	10.26%	42	0.00%	35	27.27%	55	132
Amador County, California	6.54%	35	3.77%	49	4.32%	88	172
Butte County, California	23.46%	49	1.64%	42	6.91%	77	168
Calaveras County, California	14.26%	42	0.64%	42	4.75%	88	172
Colusa County, California	17.84%	42	2.50%	42	3.77%	99	183
Del Norte County, California	26.67%	49	0.83%	42	0.00%	110	201
El Dorado County, California	16.56%	42	1.55%	42	6.70%	77	161
Glenn County, California	29.09%	56	0.92%	42	7.29%	77	175
Humboldt County, California	19.82%	42	2.72%	42	2.90%	99	183
Imperial County, California	33.68%	56	4.46%	49	3.23%	99	204
Inyo County, California	13.03%	42	1.08%	42	3.46%	99	183
Kings County, California	21.62%	49	3.48%	42	1.65%	110	201
Lake County, California	24.53%	49	2.40%	42	2.87%	99	190
Lassen County, California	19.07%	42	0.56%	42	5.14%	88	172
Madera County, California	31.42%	56	6.24%	56	3.54%	99	211
Mariposa County, California	28.41%	49	0.69%	42	10.56%	55	146
Mendocino County, California	22.39%	49	2.76%	42	2.34%	99	190
Merced County, California	25.49%	49	3.45%	42	3.19%	99	190
Modoc County, California	25.20%	49	0.00%	35	0.00%	110	194
Monterey County, California	17.10%	42	0.00%	35	25.71%	55	132



# 2024 Appendix C – Rehab

## Appendix C

Community Need Data for All State HOME Eligible Jurisdictions

For 2024 HOME NOFA

Data are from the U.S. Census Bureau, American Community Survey

### Rating points for Rental Rehab Projects

Jurisdiction	140 Points MAX		110 Points MAX		250 Max Points
	Renters in Poverty	Points Awarded	Renter-occupied units built pre-1980	Points Awarded	Total Points Awarded
Alpine County, California	10.26%	84	51.25%	77	161
Amador County, California	6.54%	70	53.46%	77	147
Butte County, California	23.46%	98	54.18%	77	175
Calaveras County, California	14.26%	84	47.11%	77	161
Colusa County, California	17.84%	84	52.05%	77	161
Del Norte County, California	26.67%	98	45.12%	77	175
El Dorado County, California	16.56%	84	49.70%	77	161
Glenn County, California	29.09%	112	61.34%	88	200
Humboldt County, California	19.82%	84	64.50%	88	172
Imperial County, California	33.68%	112	43.32%	66	178
Inyo County, California	13.03%	84	71.15%	99	183
Kings County, California	21.62%	98	41.86%	66	164
Lake County, California	24.53%	98	48.31%	77	175
Lassen County, California	19.07%	84	56.07%	77	161
Madera County, California	31.42%	112	46.93%	77	189



# 2024 Appendix C – FTHB (1 of 2)

## Appendix C

Community Need Data for All State HOME Eligible Jurisdictions

For 2024 HOME NOFA

Data are from the U.S. Census Bureau, American Community Survey

For total Community Need Score for FTHB Project, add score from "FTHB Proj County Data" tab;  
for total Community Need Score for FTHB Program add score from "TBRA & FTHB Progr County Data" tab

### Rating Points for FTHB Homebuyer Project or Program - jurisdiction part

	85 Points MAX		25 Points MAX		110 Max Points
Jurisdiction	Owners in Poverty	Points Awarded	Owners Overcrowded	Points Awarded	Total Points Awarded
Alpine County, California	6.25%	60	1.13%	15	75
Amador County, California	3.84%	51	0.58%	15	66
Butte County, California	4.80%	51	0.51%	15	66
Calaveras County, California	6.90%	60	0.80%	15	75
Colusa County, California	4.61%	51	0.33%	15	66
Del Norte County, California	2.85%	43	0.46%	15	58
El Dorado County, California	3.38%	51	0.38%	15	66
Glenn County, California	3.59%	51	0.67%	15	66
Humboldt County, California	6.87%	60	0.92%	15	75
Imperial County, California	8.32%	60	2.52%	20	80
Inyo County, California	10.08%	68	0.30%	15	83
Kings County, California	7.42%	60	1.10%	15	75
Lake County, California	4.84%	51	1.13%	15	66
Lassen County, California	8.79%	60	0.16%	15	75
Madera County, California	6.90%	60	1.79%	18	78





# 2024 Appendix C – FTHB (2 of 2)

## Appendix C

Maximum Purchase Price/After-Rehab Value Limits ("Value Limits") and Median HH Income

For 2024 HOME NOFA FTHB Projects only

Data are from HUD'S HOME Maximum Purchase Price/After-Rehab Value Limits for  
Newly-Constructed Housing  
and from the State Median Income Limits, 2024

### Rating Points for FTHB Homebuyer Project - county part

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 FTHB Project (140 MAX)
Alpine	\$414,000	\$105,688	3.92	90
Amador	\$399,000	\$100,813	3.96	90
Butte	\$392,000	\$90,625	4.33	100
Calaveras	\$404,000	\$94,625	4.27	100
Colusa	\$392,000	\$87,875	4.46	105
Del Norte	\$392,000	\$87,875	4.46	105
El Dorado	\$554,000	\$117,875	4.70	110
Fresno	\$394,000	\$87,875	4.48	105
Glenn	\$392,000	\$87,875	4.46	105
Humboldt	\$409,000	\$88,313	4.63	110
Imperial	\$392,000	\$87,875	4.46	105
Inyo	\$392,000	\$87,875	4.46	105



# Project Readiness

## Project Development Plan (PDP) Rental New Construction Project 300 Points

Market Study	35 Points
Property Appraisal	10 Points
Phase I/II	35 Points
Floodplain Analysis	25 Points
Preliminary Construction Cost	5 Points
Zoning	40 Points
Relocation General Information Notice and Relocation Plan	30 Points
Local Approval	80 Points
Water/Sewer	5 Points
Permanent Financing Commitments	25 Points
Design Process	10 Points





# Project Readiness

## Project Development Plan (PDP)

### Rental Rehab Project

**300 Points**

Market Study	10 Points
Property Appraisal	30 Points
Floodplain Analysis	25 Points
Preliminary Construction Cost	20 Points
Lead/Mold/Asbestos Reports	25 Points
Relocation General Information Notice and relocation plan	75 Points
Local Approval	1 Points
Physical Assessment	74 Points
Permanent Financing Commitments	35 Points
Design Process	5 Points



# Project Readiness

## Project Development Plan (PDP) Rental Acquisition-Only Project 300 Points

Market Study	35 Points
Property Appraisal	40 Points
Phase I/II Environmental Report	45 Points
Floodplain Analysis	25 Points
Property Standards Certification	5 Points
Relocation General Information Notice and relocation plan	30 Points
Zoning Verification	40 Points
Water/Sewer available	5 Points
Permanent Financing Commitments	75 Points



# State Objectives Points

For the state objectives 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. Recovery Assistance for Natural Disaster Survivors**
- 3. Policy objectives**
  - Special Needs Populations
  - Homelessness
  - Extremely Low-Income



# State Objective Points (continued)

## 1. Committed Financing – Up to 100 points

- Applications will be scored based on the percentage of non-HOME permanent financing committed to the Project by the application due date (10 points will be awarded for each 10 percent (10%) increment).
  - For Projects anticipating applying for **any type of tax credits**, a future tax credit award will not be considered as committed financing and are thus not eligible for these points.
  - However, if the Applicant has 50 percent (50%) of its non-HOME permanent financing committed to the Project by the application due date and intends to also apply for tax credits in the future, the application will receive 50 points out of a possible 100 points.



# State Objective Points (continued)

## 2. Recovery Assistance for Natural Disaster Survivors- Up to 30 points

Full points shall be awarded for any of the following:

- Project located in state-declared disaster areas directly impacted by the Borel Fire (Kern County); or
- Project located in the state-declared disaster areas directly impacted by the Park Fire (<https://www.fema.gov/disaster/5519>), as may be amended. The state-declared disaster areas are Butte and Tehama counties; or
- Projects located in federally-declared disaster areas receiving Individual Assistance (“IA”) pursuant to the HUD memorandum dated May 17, 2023; or
- Project has been issued an award or conditional award from the Department’s 2017 or 2018 Disaster Recovery Multifamily Housing Program (DR-MHP)





# State Objectives Points (continued)

## 3. Policy objectives 70 Points

### I. Special Needs Populations

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)
- HCD -No Place Like Home Program
- HCD-Veterans Housing and Homelessness Program
- HCD -National Housing Trust Fund Program
- HCD -- Joe Serna, Jr. Farmworker Housing Grant 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).

NOTE: If serving Special Needs or Homeless populations, the Projects must include supportive services in accordance with the “Core components of Housing First” under Welfare and Institutions Code § 8255.

-OR-





# State Objectives Points (continued)

## Policy objectives (continued)

### II. Homelessness

- Points shall be awarded to applications that propose rental Projects primarily serving people experiencing Homelessness and/or those At Risk of Homelessness as defined in at 24 C.F.R. § 578.3.
- NOTE: If serving Special Needs or Homeless populations, the Projects must include supportive services in accordance with the “Core components of Housing First” under Welfare and Institutions Code § 8255.

**-OR-**



# State Objectives Points (continued)

## Policy objectives (continued)

### III. Extremely Low-Income (ELI)

- Points shall be awarded to applications that propose rental Projects primarily serving Extremely Low-Income Families, which means low-income families whose annual incomes do not exceed 30 percent of the median family income of a geographic area, as determined by HUD with adjustments for smaller and larger families. See table in Appendix D for

NOTE: This scoring category is not applicable to Homebuyer Projects. Homebuyer Projects will automatically receive full points in this category.



# State Objectives Points (continued)

## #3: Policy Objectives - Scoring Chart

Table – Subfactor #3 Scoring Breakdown

Percent of Units Committed to Special Needs, Homeless, or ELI Families	Points
51% or more	70
41-50%	60
31-40%	50
26-30%	40
21-25%	30
16-20%	20
10-15%	15
6-10%	10
1-5 %	5





# Questions?

(we'll address questions in the Q&A)

# Break



# Scoring and Ranking: Information & Documentation

California Department of Housing  
and Community Development





# Scoring

## New this year:

- Scoring factors are in the new NOFA Appendix D, instead of in the body of the NOFA
- The Rental Supplement has been updated, and includes Applicant Experience



# Project Readiness

Max 300 points

- Start with the updated HOME Rental Supplement document
- There are 5 categories for scoring:
  - Project Development Plan (**PDP**)
  - Zoning
  - Local Government Approvals
  - Design Progress
  - Permanent Financing



# Project Readiness Project Development Plan (PDP)

## Points Awarded If PDP Item:

- Included with application
- “Recent” – shelf life varies!
- Meets basic requirements
  - Correct standard
  - Qualified preparer
    - Rental New Construction (RNC)
    - Rehabilitation Projects



# Project Readiness

## PDP Items

- Market Study
- Appraisal
- Phase I/II/VES (Rental New Construction only)
- Floodplain Analysis
- LBP/Asbestos/Mold (Rehab only)
- Construction Cost Estimate (Rental New Construction only)
- Scope of Work and Cost Estimate (Rehab only)
- Physical Needs Assessment (PNA) (Rehab only)
- Relocation



# PDP: Market Study

- Prepared in 2024
- Meets TCAC 2024 Market Study Guidelines and HCD requirements
  - ***Don't lose points!!*** *"This report prepared in accordance with the 2024 California Tax Credit Allocation Committee Guidelines"*

2024 California Tax Credit Allocation Committee  
Guidelines - [2024 Market Study Guidelines \(ca.gov\)](https://www.ca.gov/2024/02/2024-market-study-guidelines/)



# PDP: Appraisal

- Prepared no earlier than 2024 for scoring points
- Required for all acquisitions
- Not required if land is donated
  - No land costs in Development Budget
  - Not a capital contribution
- Value of capital contribution supported by appraisal





# PDP: Phase I/VES and Phase II Site Assessments

New Construction only

- Phase I/VES
  - Prepared no earlier than 2023
  - ASTM Standard E1527-21
- Phase II (if required by Phase I)
  - Prepared no earlier than 2023
  - ASTM Standard E1903-19



# PDP: Floodplain Analysis

- FEMA Flood Hazard Determination Form OMB No. 1660-0040 (or later)
- Prepared in 2024
- Must be prepared by a flood certification service or other qualified 3<sup>rd</sup> party
- Flood cert required on ALL projects



# PDP: Floodplain Analysis

- If any portion of site is in a floodplain:
  - Demonstrate Floodplain Incidental to Project
    - FEMA Flood Hazard Determination Form
    - Indicates NO buildings floodplain
    - Recorded covenants or restrictions required
  - Have obtained FEMA Conditional Letter of Map Revision (CLOMR)
    - Letter included in application
  - Intend to obtain a CLOMR
    - Narrative/explanation of intent included
    - CLOMR required prior to loan closing



# PDP: Floodplain Analysis

- Intent to build in the floodplain:
  - Frowned on by HUD!
  - 8-Step Process, which includes
    - Analysis of alternate sites considered and rejected—“no practicable alternatives”
    - Analyze positive and negative impacts of building the project in floodplain, and
    - Describe mitigation measures to minimize negative impacts to people and property,
    - Supporting documentation is required.
  - Yes, this also applies to rehab projects!



# PDP: Preliminary Cost Estimate

## New Construction only

- Prepared in 2024
- Must be uploaded via eCivis Portal
- Estimate must be consistent with Development Budget, or an explanation must be provided to support any differences
- Preparer/Signer – ***not*** limited to Architect





# PDP: Preliminary Cost Estimate

## Detailed Scope of Work Rehabilitation Projects only

- Prepared no more than 6 months prior to application due date listed in NOFA
- Project must meet local codes and rehab standards
- Consistent with PNA-identified immediate needs
- Includes work identified in PNA as needed in the first 5 years of the project
- Use same Cost Estimate form for RNC projects



# PDP: Physical Needs Assessment

## Rehabilitation Projects only

- Prepared no earlier than 2024
  - Fannie Mae Guidelines
  - HUD Mark-to-Market Program
  - Meet Additional HOME requirements
  - For USDA RD projects, the USDA RD Capital Needs Assessment is acceptable
- Appropriately licensed architect or engineer in business of performing PNAs



# **PDP: Lead, Asbestos & Mold Reports**

## **Rehabilitation Projects only**

- All three reports prepared no earlier than 2024
- By a properly-certified or accredited preparer
- To earn points all required reports must be submitted



# PDP: Lead-based Paint Report

## Rehabilitation Projects only

- If built prior to January 1, 1978
- Prepared by a State-certified lead-based paint inspector/assessor and mitigation must demonstrate compliance with the HOME rehabilitation standards



# PDP: Asbestos Report

## Rehabilitation Projects only

- Requires analysis from environmental laboratory accredited by the *National Institute of Standards and Technology Asbestos Program*



# PDP: Mold Report

## Rehabilitation Projects only

- Based on a thorough building inspection
  - Inspect and test “hidden areas” if needed
- Prepared by a third party having sufficient qualifications and expertise to competently prepare the report





# PDP: Relocation General Information Notice (GIN) & Plan

- One copy of actual GIN
- Tenant Notification List
- Proof of Delivery
- Relocation Plan
  - Prepared/Updated in 2024



# 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 completes only the project information; local official completes the remainder
- If an item is not applicable, an explanation must be included
- Signed by Developer and Local Official



# Zoning, Local Approvals, & Fees

## Points awarded (Rental New Construction):

Zoning Verification	40 points
<u><b>ALL</b></u> Local Approvals Obtained*	80 points
<u><b>Both</b></u> water and sewer available	5 points

## Points awarded (Rental Rehab):

Zoning Verification	40 points
<u><b>ALL</b></u> Local Approvals Obtained*	1 point

## Points awarded (Rental Acquisition-Only):

Zoning Verification	40 points
<u><b>Both</b></u> water and sewer available	5 points

## Points awarded (First-Time Homebuyer Project):

Zoning Verification	10 points
<u><b>ALL</b></u> Local Approvals Obtained*	75 points
Impact Fees	5 points

**\*NOTE: Expected approval dates do not receive points; approvals must have been received by the time of (and submitted with) the application. Any items that are “not applicable” must be clearly documented.**



# Design Progress

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



# % Non-HOME Financing Committed

Max 25 points New Construction, 35 for Rehab, 75 for Acquisition-Only

- Permanent Financing
  - Enforceable Commitment
  - No conditions or qualifiers (other than standard conditions)
  - Must include borrower's name, project name, address or legal description
  - Must state loan terms



# Permanent Financing

Points will be awarded on a sliding scale based on a percentage of committed perm financing committed, as evidenced by enforceable Commitment Letters.

## **New Construction**

<10% = 0 pts  
10-19.99% = 5 pts  
20-49.99% = 10 pts  
50-100% = 25 pts

## **Rental Rehab**

<10% = 0 pts  
10-19.99% = 5 pts  
20-49.99% = 20 pts  
50-100% = 35 pts

## **Rental Acq.-Only**

<10% = 0 pts  
10-19.99% = 15 pts  
20-49.99% = 40 pts  
50-100% = 75 pts







# Questions?

(we'll address questions in the Q&A)

# Project Feasibility: Financial Feasibility

California Department of Housing and  
Community Development



# **Income Limits, Rent Limits, HOME per-unit Subsidy Limits, and FTHB HOME Homeownership Value Limits**

The current HOME Income Limits, Homeownership Value Limits, Rent Limits, and Maximum Per-Unit Subsidy limits are located on the Department's website at:

<https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

(in the CDBG, HOME and NHTF/HHC Article I – Income,  
Value, Subsidy, and Rent Limits folder)



# HOME 2024 Income Limits

2024 State HOME Income Limits - Effective June 1, 2024									
*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	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650
	Very Low Income 50%	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
	60% Limits	\$65,400	\$74,760	\$84,120	\$93,420	\$100,920	\$108,420	\$115,860	\$123,360
	Low Income 80%	\$84,600	\$96,650	\$108,750	\$120,800	\$130,500	\$140,150	\$149,800	\$159,500
Alpine	30% Limits	\$22,200	\$25,400	\$28,550	\$31,700	\$34,250	\$36,800	\$39,350	\$41,850
	Very Low Income 50%	\$37,000	\$42,250	\$47,550	\$52,850	\$57,050	\$61,300	\$65,550	\$69,750
	60% Limits	\$44,400	\$50,700	\$57,060	\$63,420	\$68,460	\$73,560	\$78,660	\$83,700
	Low Income 80%	\$59,200	\$67,650	\$76,100	\$84,550	\$91,350	\$98,100	\$104,850	\$111,650
Amador	30% Limits	\$21,200	\$24,200	\$27,250	\$30,250	\$32,700	\$35,100	\$37,550	\$39,950
	Very Low Income 50%	\$35,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550
	60% Limits	\$42,360	\$48,420	\$54,480	\$60,480	\$65,340	\$70,200	\$75,000	\$79,860
	Low Income 80%	\$56,450	\$64,550	\$72,600	\$80,650	\$87,150	\$93,600	\$100,050	\$106,500
Butte	30% Limits	\$19,050	\$21,800	\$24,500	\$27,200	\$29,400	\$31,600	\$33,750	\$35,950
	Very Low Income 50%	\$31,750	\$36,300	\$40,850	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850
	60% Limits	\$38,100	\$43,560	\$49,020	\$54,420	\$58,800	\$63,120	\$67,500	\$71,820
	Low Income 80%	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700
Calaveras	30% Limits	\$19,900	\$22,750	\$25,600	\$28,400	\$30,700	\$32,950	\$35,250	\$37,500



# 2024 HOME Program Per Unit Subsidy Limits

(Effective February 13, 2024)

The following HOME Program Subsidy Limits apply to all counties in California:

County Name	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 & 5 Bedrooms
All Counties	\$181,488	\$208,049	\$252,994	\$327,293	\$359,263





# 2024 HOME Program Rent Limits

(Effective June 1, 2024)

2024 State HOME Rent Limits - Effective June 1, 2024								
County	Rent Category	Number of Bedrooms						
		Efficiency	1	2	3	4	5	6
Alameda	Low HOME Rent Limit	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258	\$2,491	\$2,724
	High HOME Rent Limit	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790	\$3,060	\$3,329
	For Information Only:							
	Fair Market Rent	\$1,825	\$2,131	\$2,590	\$3,342	\$3,954	\$4,547	\$5,140
	50% Rent Limit	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258	\$2,491	\$2,724
	65% Rent Limit	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790	\$3,060	\$3,329
Alpine	Low HOME Rent Limit	\$911	\$990	\$1,188	\$1,373	\$1,532	\$1,691	\$1,849
	High HOME Rent Limit	\$911	\$1,005	\$1,321	\$1,752	\$1,935	\$2,117	\$2,299
	For Information Only:							
	Fair Market Rent	\$911	\$1,005	\$1,321	\$1,862	\$2,168	\$2,493	\$2,818
	50% Rent Limit	\$925	\$990	\$1,188	\$1,373	\$1,532	\$1,691	\$1,849
	65% Rent Limit	\$1,183	\$1,289	\$1,524	\$1,752	\$1,935	\$2,117	\$2,299
Amador	Low HOME Rent Limit	\$882	\$945	\$1,135	\$1,310	\$1,462	\$1,613	\$1,764
	High HOME Rent Limit	\$1,126	\$1,135	\$1,347	\$1,669	\$1,843	\$2,015	\$2,187
	For Information Only:							
	Fair Market Rent	\$1,128	\$1,135	\$1,347	\$1,898	\$2,286	\$2,629	\$2,972
	50% Rent Limit	\$882	\$945	\$1,135	\$1,310	\$1,462	\$1,613	\$1,764
	65% Rent Limit	\$1,126	\$1,208	\$1,452	\$1,669	\$1,843	\$2,015	\$2,187
Butte	Low HOME Rent Limit	\$793	\$850	\$1,021	\$1,179	\$1,315	\$1,451	\$1,587
	High HOME Rent Limit	\$1,013	\$1,086	\$1,306	\$1,499	\$1,653	\$1,805	\$1,957
	For Information Only:							
	Fair Market Rent	\$1,049	\$1,091	\$1,428	\$2,012	\$2,423	\$2,786	\$3,150
	50% Rent Limit	\$793	\$850	\$1,021	\$1,179	\$1,315	\$1,451	\$1,587
	65% Rent Limit	\$1,013	\$1,086	\$1,306	\$1,499	\$1,653	\$1,805	\$1,957





# 2024 HOME Program Homeownership Value Limits (FTHB Sales Price Limit for New Homes)

2024 HOME Program Single-Family Homeownership Value Limits for New Homes (built within 12 months of acquisition) - Effective September 1, 2024	
County	One-Unit 95% Median Sales Price Limit
Alameda County	\$746,000
Alpine County	\$414,000
Amador County	\$399,000
Butte County	\$392,000
Calaveras County	\$404,000
Colusa County	\$392,000
Contra Costa County	\$712,000
Del Norte County	\$392,000
El Dorado County	\$554,000
Fresno County	\$394,000
Glenn County	\$392,000

***Note: these apply to only  
First-Time Homebuyer Projects***



# Project Feasibility

- The new Multifamily Application Workbook is based on current HOME Loan/Rent limits
- The HOME Rental Project Supplement to the Multifamily Application Workbook must also be completed
- Regulatory Compliance:
  - Uniform Multi-Family Regulations (UMRs)
  - State and Federal HOME Regulations



# Determining the loan limit: Subsidy Layering Analysis

- HOME Supplement
- Ratio Test:  $\text{HOME Units} / \text{Total Units} = \%$
- Subsidy Limit:  $\text{HOME Units} \times \text{per unit limit}$
- Cost Allocation:  $\text{HOME sq. ft. cost multiplier} \times \text{TDC}$
- Maximum NOFA limit



# **New** HOME 2024 NOFA Multifamily Application Workbook Tabs (1 of 2)

- Instructions
- HOME Cover Page
- Entity Org Docs
- Project Overview
- Unit Mix
- Contact List
- Development Sources
- Maximum Loan
- Development Budget (Includes Permanent Sources & Uses)
- Operating Budget
- Cash Flow
- Site and Neighborhood Standards



# **New** HOME 2024 NOFA Multifamily Application Workbook Tabs (2 of 2)

- Reserves Calculator
- High-Cost Verification
- Management Certification
- Developer Fee
- Supportive Services Plan
- Supportive Services Costs
- Supportive Services Verification
- HOME Environmental Review
- HOME Scoring
- Sponsor Certification
- Document Checklist – Full List
- Workbook Support



# **New** HOME 2024 NOFA Multifamily Application Workbook

## Live Demonstration

- New HOME Multifamily Application Workbook
- eCivis

by Joseph McNicholas, Representative II





# Caution!

## HOME Multifamily Application Workbook's Worksheets are Linked!

- Complete Tabs in order
- Do not overwrite formulas
- Do not enter in white cells
- Workbook must be uploaded via eCivis portal



# Rents and Unit Mix

- Enter rent for Manager's unit, only if actually charging rent for that unit
- Enter proposed rent, whether or not different from maximum rent
- Enter complete subsidy information for project-based subsidies only (tenant-based subsidies are not allowed)



# Limitations on Senior Debt

- Balloon payments and “sandwich loans” must comply with the 2017 UMR Sections 8310 and 8315.
- Interest rate resets must have a cap and project must remain feasible at the cap rate upon reset.



# Development Budget

## Lesser of Land Cost or Value

### Between unrelated parties

- Actual sales price and any amount over appraised value cannot be paid with HOME funds
- Reasonable “Verifiable Carrying Costs” are allowed for reimbursement of holding costs



# Development Budget

- Environmental Remediation
- Relocation
- “Other” lines must be specified
- Contractor Overhead, Profit & General Requirements: Not to exceed 14% of construction costs as defined by TCAC



# Development Budget

## Construction Contingency minimums:

- New Construction – minimum of 5% of Total Construction Costs (excluding contractor liability insurance)
- Rehabilitation and Conversion projects – minimum of 10% of Total Construction Costs (excluding contractor liability insurance)





# Development Budget Replacement Reserves

- Capitalized Replacement Reserves are not permitted for new construction unless required by another funding source



# Development Budget Transition Reserve (TR)

## **Transition Reserve:** New Construction and Rehab projects

The Project will maintain an approved transition reserve account established to prevent tenant displacement in the event of the termination of rent subsidies. Borrower may participate the Pooled Transition Reserve.

HOME funds cannot be used to capitalize a transition reserve.

Please refer to the following memo for more information: [HCD Transition Reserve Policy - Amended \(ca.gov\)](#)



# Operating Budget Replacement Reserves

- Rental New Construction - 0.6% of estimated construction costs or \$500 per unit
- Rental Rehabilitation - the deposits shall be consistent with the long-term needs identified in the Physical Needs Assessment or \$500 per unit



# Operating Budget Financial Expenses

- Mandatory Debt Service
- MHP/MHSA debt service = .42% payment
- List ALL bond servicing fees under “Miscellaneous Financial Expenses”
- HOME Monitoring Fees



# HOME Monitoring Fees

- State Recipients
  - May charge monitoring fees
  - Not to exceed the State HOME monitoring fee
  - Must be stated in Regulatory Agreement
  - 10% of all HOME monitoring fees received must be remitted to the State



# Cash Flow Analysis

- Do not change trending formulas!
- First-Year Debt Service Coverage Ratio (DSCR) of 1.10 to 1.20
- If greater than 1.20, cash flow must not exceed 12% of operating expenses
- Must demonstrate positive cash flow for **20 years**







# Questions?

(we'll address questions in the Q&A)

# Project Feasibility: NEPA

California Department of Housing and  
Community Development



# NEPA

- Choice-Limiting Actions (CLA)
  - 24 CFR section 58.22
  - Upon contemplation of federal funds, there is a 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 the NEPA review process
  - Mitigation might be required
  - Actions taken by seller can trigger a choice-limiting action
  - Environmental clearance is also required for other federal funding sources



# 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 within 6 months of application submittal

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

- Additional Federal Overlays May Apply
  - Labor Standards (Davis-Bacon)  
(12 or more HOME units)
  - Section 3 Labor Compliance
  - 2 CFR Part 200 Procurement Standards
  - Single Audit Report (State Recipients only)
  - Violence Against Women Act (VAWA)
  - MBE/WBE
  - Build America, Buy America Act (BABA)
  - Affirmative Fair Housing





# Questions?

(we'll address questions in the Q&A)

# Technical Assistance Consultations

- We're happy to meet anytime on Teams anytime before applications are submitted
- E-mail [HOMENOF@hcd.ca.gov](mailto:HOMENOF@hcd.ca.gov) to request a call to schedule a technical assistance consultation



# HOME NOFA INQUIRIES AND CONTACTS

## NOFA APPLICATION INQUIRIES

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

Questions will be reviewed, researched, and answered.

FAQ's will be posted to the HCD website.

Email to [HOMENOF@hcd.ca.gov](mailto:HOMENOF@hcd.ca.gov)





# Thank You!

