

Homeownership Super NOFA Community-Based Developers Fact Sheet

Community-Based Developer Eligibility

The 2023 [Homeownership Super NOFA](#) includes a funding target to support Community-Based Developers applying for a Homeownership Development Project Loan and/or a Self-Help Technical Assistance Grant under the CalHome program or the Serna Homeownership program.

An entity may qualify to apply for the Community-Based Developer funding target if they meet the requirements set forth in the 2023 Homeownership Super NOFA and in the Defined Terms Appendix A of the Multifamily Housing Program Final Guidelines dated March 30, 2022, Amended May 5, 2022. One exception is that, for the 2023 Homeownership Super NOFA, for-profit entities may not qualify as Community-Based Developers, as per CalHome statute (Health and Safety Code Section 50650.3(a)) and Serna statute (Health and Safety Code Section 50517.5(a)(1)).

To apply for the Community-Based Developer funding target, the entity does not need to meet the Eligible Applicant criteria in Section 200, Section 400.1, or Section 401.1 of the CalHome guidelines or of the Serna Homeownership guidelines. However, if an entity wishes to apply for any other activity or activities under the CalHome program and/or the Serna Homeownership program other than the two activities funded under the Community-Based Developer funding target, that entity must meet the Eligible Applicant criteria in Section 200 and in the relevant activity-specific sections of the CalHome guidelines or of the Serna Homeownership guidelines.

In addition, if an application is not awarded funding under the Community-Based Developer funding target, that application will be ranked with the remaining unfunded applications and the applicant must meet the Eligible Applicant criteria in Section 200 and in the relevant activity-specific sections of the CalHome guidelines or of the Serna Homeownership guidelines.

Community-Based Developer Experience Documentation

The 2023 Homeownership Super NOFA Application includes a section for applicants to upload a document entitled Community-Based Developer Experience. This memo lists the requirements for Community-Based Developers in the 2023 Homeownership Super NOFA and in the Defined Terms Appendix A of the Multifamily Housing Program Final Guidelines and provides examples of the type of information to include in the Community-Based Developer Experience document for each requirement. The entity shall be allowed to define their served community within reason, for example by specifying a neighborhood geography of a specific number of square miles within the location of their central office, which area should include the proposed project.

Community-Based Developer requirement	Examples of information to include in the Community-Based Developer Experience document
<p>Entity has, for the past twenty-four (24) consecutive months, been located and operating exclusively from or primarily in a Low or Moderate Resource or High Segregation & Poverty area (their community), as designated in the most recently updated TCAC/HCD Opportunity Area Map or such other map as federal designations may issue that have been approved by the Department for this purpose.</p>	<ul style="list-style-type: none"> - Specification of which geographic area(s) applies to the entity: <ul style="list-style-type: none"> o Low Resource area o Moderate Resource area o High Segregation & Poverty area - Documentation showing that the entity has been located and operating exclusively from or primarily in a Low or Moderate Resource or High Segregation & Poverty area (their community), such as maps or other geospatial data. - Documentation that the entity has been located and operating exclusively from or primarily in the relevant area(s) for the past 24 consecutive months, such as web pages describing the entity's history.
<p>Entity must have at least five (5) years of experience in the delivery of culturally competent services and/or community development programs to low- or lower-income households in their community (or census tract). For the purposes of Designated Program guidelines, "culturally competent services" means services that respect diversity in the community and respond effectively across cultures, regardless of differences in language, communication styles, abilities, disabilities, beliefs, attitudes, and behaviors.</p>	<ul style="list-style-type: none"> - List of the culturally competent services and/or community development programs the entity delivers. - For each program listed: <ul style="list-style-type: none"> o Timeframe during which the program is/was offered, e.g. March 2017 – present. o Documentation of the timeframe during which the program is/was offered, such as links to annual reports and/or program web pages. o Documentation that the program serves low- or lower-income households, e.g. program documentation of client income or program documentation of location of client households (e.g. census tracts) plus documentation of household income levels for those locations.

	<ul style="list-style-type: none"> - For each culturally competent service listed: - Description of how the service respects diversity in the community and responds effectively across cultures, e.g. languages in which services are provided plus languages spoken by households in the entity's community.
<p>Entity must maintain their corporate headquarters within 10 miles of the proposed project site or have three (3) deed-restricted affordable housing projects within 10 miles of the proposed project.</p>	<ul style="list-style-type: none"> - Documentation showing that the corporate headquarters or three deed-restricted affordable housing projects are located within 10 miles of the proposed project, such as maps or other geospatial data.
<p>Entity must directly provide at least two community benefit programs accessible to the general public within 10 miles of the proposed project as detailed below: Community benefit programs may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Free or reduced-cost childcare, after-school care, youth development, or adult day care programs. • Community center facilities that are staffed and open to the public at least once a week or a minimum of 7 hours each week. • Medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week. • Small business technical assistance, lending, or investment to at least ten neighborhood businesses within five miles of the proposed Project. • Job training, digital literacy training, college outreach (linking potential students to college resources and information), financial counseling, housing counseling, free tax return, or other economic empowerment programs. • Food distribution programs. 	<ul style="list-style-type: none"> - Descriptions or overviews of the community benefit programs that the entity provides, including information on the specific services or support they offer and the population they serve. - Documentation showing that the community benefit programs are located within 10 miles of the proposed project, such as maps or other geospatial data. - Evidence that the community benefit programs are accessible to the public during core hours or time periods, such as schedules or information on how to access the programs.

<p>All community benefit programs must be provided directly by the Community-Based Developer applicant. Such programs must be open and accessible to the general public, as described in the application. The applicant must demonstrate that the services are generally accessible during core hours/times.</p>	<ul style="list-style-type: none"> - An applicant could demonstrate that food distribution services are available based on a set schedule of days and hours. Please note that some services may greater hours, e.g., medical clinic, or job training services, to be responsive to community needs.
<p>Entity must demonstrate in their application that they have community knowledge, commitment to long-term community investment, and population-specific cultural competency, through a combination of the following:</p> <ul style="list-style-type: none"> • Receipt of grant funds for services within the relevant neighborhood or community. • Cultural and linguistic competency on staff relevant to community members (must be utilized daily in the provision of services and community benefit programs). • A record of hiring from the community (within a ten-mile range of the Community-Based Developer’s central office). • Membership in or recruitment from a local Urban League (or substantially equivalent) organization. 	<ul style="list-style-type: none"> - Narrative description of entity’s community knowledge and commitment to long-term community investment. - Documentation of receipt of grant funds for services within the relevant neighborhood or community, e.g. grant agreements. - Documentation of cultural and linguistic competency on staff relevant to community members, and that such competency is utilized daily in the provision of services and community benefit programs, e.g. ethnicity of and/or languages spoken by staff providing different services and programs plus ethnicity of and/or languages spoken by households in the entity’s community. - Description of the entity’s record of hiring from the community. - Evidence of the entity’s membership in or recruitment from a local Urban League of substantially equivalent organization.