

2019 Healthy for a Healthy Homes Article II – Building Homes and Jobs Workshop FAQ's



***Note: Questions appear as submitted**

Question	Answer
Q. Is there a Rural set-aside for Article II?	A. No, Article II funds are a single allocation. There is a 20% rural set-aside for Article I only.
Q. Could a single Permanent Supportive Housing (PSH) project benefit from Article I, and Article II funding?	A. Not on the same units-with development dollars. However, Article II rental subsidies or COSR funds can be used in conjunction w/Article I.
Q. What the difference between a County Application Plan vs. Supportive Services Plan?	A. The County Application Plan is more of a macro-level plan addressing homelessness county-wide and how the HHC program fits into this plan. The Supportive Services Plan is geared towards specific services provided to the residents of the project's units. Please refer to HHC Guidelines Section 211 and Section 214.
Q. Does HCD have any geographic targets for the Article II pot of funding? Does HCD have any goals for spreading the Article II funding as broadly as possible across the State of CA geographically?	A. Currently, there is nothing in the Statute/Guidelines, or NOFA that defines geographic allocations for Article II funding. HHC Article II funding does not have geographic allocation requirements.
Q. If a County applies alone and has funding from a City for the Project. Would that count as locally committed funding?	A. Yes, however it must be an amount at least equivalent to requested HHC funding to receive Incentive Points. See Section 213 (e) (2) of the HHC Guidelines.
Q. Can the Applicant use partnering agency's Experience? If yes, how do we demonstrate? The Experience questions in Tab C- (1) development and rental assistance experience with file attachments C4 and C5 and (2) target population related development and rental assistance experience with file attachments C6 and C7?	A. No, it must be the County's experience administering the grant/projects, programs applied to oversee. If the Applicant (County) is partnering with another agency such as a Housing Authority for example, they may use the agency's experience for scoring. The agency the Applicant is partnering with, or the applying housing agency, must have either administered rental assistance or funded an affordable or supportive housing project within the past three years.

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<p>Q. Counties have submitted very similar plans under the No Place Like Home program. If a County plan met threshold for NPLH, will it suffice for the HHC program?</p>	<p>A. Each program has its own specific guidelines, any plan that meets the requirements under Section 211 of the HHC Guidelines is acceptable.</p>
<p>Q. In the Experience section 213(c), if an applicant intends to use funding for rental assistance, what supporting documents should be attached? Do you want us to attach all the rental contracts?</p>	<p>A. No, it is not required to attach all rental contracts, you may provide an Excel sheet summarizing the rental contracts and a single blank rental contract.</p>
<p>Q. Please clarify, Chronically homeless or Homeless and a High-cost health user OR Chronically homeless and a High-cost health user or Homeless and a High-cost health user?</p>	<p>A. Clarification:</p> <p>1) If a participant is Chronically Homeless but avoids health-care systems, that individual is still eligible to participate as long as other eligibility requirements are met.</p> <p style="text-align: center;">-or-</p> <p>2) Homeless and High-cost health user.</p>
<p>Q. Is the Target Population required to be eligible for SSI, and not enrolled at the time of move-in?</p>	<p>A. Yes, AB 74 (2017) defines the Target Population for the HHC program. The requirement that a person “is eligible for Supplemental Security Income” (in addition to the other initial eligibility restrictions) is directly from statute.</p> <p>HHC Guidelines section 202(b)(1) b. does not require that participants <u>receive</u> SSI benefits, it does require projects to determine at intake if a participant is <u>eligible</u> for SSI benefits.</p>
<p>Q. Can a County use their PIT Count verified by their CoC?</p>	<p>A. Yes, attach a copy of Letter from CoC Certifying PIT Count. Refer to Selection Criteria Tab “Need” Section 213(a) highlighted in “orange”.</p>
<p>Q. Can a County use their HUD verified PIT Count?</p>	<p>A. No, attach a copy of Letter from CoC Certifying PIT Count. Refer to Selection Criteria Tab “Need” Section 213 (a) highlighted in “orange”.</p>
<p>Q. Who is an Eligible Applicant?</p>	<p>A. An Eligible Applicant is a County, as defined in the HHC Guidelines Section 201(h).</p>

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<p>Q. Are the administration funds in addition to the Total Award Limit auto calculated in Tab B Unit Mix & Max Award Amt of the Supplemental Application?</p>	<p>A. No, it is not in addition to the Total Award Limit. The Unit Mix & Maximum Award Amount Tab has been updated to include County's administration cost.</p>
<p>Q. Will the Applicants be allowed to re-allocate funds to another Eligible Activity after the Award?</p>	<p>A. It is possible to re-allocate funds from one activity to another, but the proposed activity must be included in the Standard Agreement. If the activity is not included in the Standard Agreement, you cannot re-allocate funds to that activity.</p>
<p>Q. Are "wet" signatures required at time of Application submittal?</p>	<p>A. All documents must be signed with an original or "Wet" signature.</p>
<p>Q. How is Supportive Housing Defined?</p>	<p>A. This definition can be found in the HHC Guidelines Section 201(dd).</p>
<p>Q. How do we address Tenants that become "Over-Income" for Article II?</p>	<p>A. Section 206 (b)(1)(2) (3) of the Guidelines provides Over-income tenants options at time of re-certification.</p>
<p>Q. How is "Target Population" defined?</p>	<p>A. This definition can be found in the HHC Guidelines Section 201(ff).</p>
<p>Q. Could HCD please consider notifying applicants when the application has been modified?</p>	<p>A. For any substantially technical revisions to the application all interested parties will be notified via Listserve. Before submitting final application make sure you have the most recent version.</p>
<p>Q. Does Target Population need to be eligible for both Medi-Cal and Social Security?</p>	<p>A. Yes, the Target Population requirement is that a person "is eligible" for both Medi-Cal and Social Security. Reference (AB 74, 2017).</p>
<p>Q. Does a Monitoring Fee apply to Article II?</p>	<p>A. Yes, Article II applicants using funds for Capital, Projects must adhere to Sections 103(a)(1), 104, 105, 106, 107, and 109(a) which includes a Monitoring Fee.</p>
<p>Q. Does the Resolution need to be produced on County letterhead?</p>	<p>A. No, the Resolution does not need to be on County letterhead.</p>

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<p>Q. Is there a limit on the number of Applications a County can submit in one funding round?</p>	<p>A. Yes, the limit is one all Eligible Uses can be listed on the same Supplemental Application. Refer to Selection Criteria Tab Section 213(b) of the Supplemental Application. The Tab has been updated to provide either an address or narrative of the specific uses of the grant funds.</p>
<p>Q. Is the COSR budget restricted to the items listed on page 41 in section 207, or can we include other expense categories? Many are required either by law and/or HCD regulations?</p>	<p>A. HHC Guidelines Section 207 restricts the operating expenses to the items listed on page 41 Section 207.</p>
<p>Q. Is a Universal Application required in addition to the Supplemental Application if the County is applying for Eligible Uses related to acquisition, construction, and rehabilitation?</p>	<p>A. No, the Universal Application is not required for Article II.</p>
<p>Q. Is the County responsible for underwriting Project's under Article II?</p>	<p>A. Yes, the County will be responsible for Underwriting the project for Financial Feasibility complying with the requirements of Article I Guideline sections 103(a), 104, 105,106,107, and 109(a).</p>
<p>Q. Does HCD issue funds to the County as a Grant, and then the County is responsible for setting up/maintaining all loans with Developers?</p>	<p>A. Yes, The County will be the Recipient of the HHC grant funds. The County will also be responsible for project set-up activities and ongoing financial and fiscal portfolio management of projects funded by HHC funds. Please refer to the Guideline Sections 103(a), 104, 105,106,107, and 109(a).</p>
<p>Q. May funds be layered with No Place Like Home and be used to fund the COSR's related to NPLH?</p>	<p>A. Yes, however, the Applicant shall make sure it is consistent with the specifics of the NPLH Guidelines.</p>

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<p>Q. In the NOFA and Scoring “Need” is defined by a PIT Count of 400. If a County has less than 400, are they precluded from applying?</p>	<p>A. No, if a County has less than 400, they are not precluded, but less points may be awarded.</p>
<p>Q. Would we need a specific, concrete project to apply? Can we outline the vision or idea in the application of what our proposed project would be?</p>	<p>A. It is not required to have an identified specific project under Article II, however the HHC statues have aggressive project completion requirements. Funds must be disbursed to completed projects by the February 1, 2024 liquidation date.</p>
<p>Q. In Tab D of the Article II application, for the Estimated Itemized Budget, do you want an annual amount, or the amount over 5 years if the County is applying for the 5 years of rental assistance?</p>	<p>A. The budget is for the entire span of the Supportive Services. If an Applicant applies for 5 years of Rental Subsidies, then the estimated itemized budget should reflect that.</p>
<p>Q. The Article II Guidelines state the Assisted Unit’s rent shall not exceed the Fair Market Rent or reasonable market rent as determined by the Department. What is considered “reasonable” rent?</p>	<p>A. The Article II NOFA will be amended to include the following language to clarify this issue. “Rent limits are set forth in Guidelines Section 206, Rent Limits. Assisted Unit rent shall not exceed the Fair Market Rent or current HUD fair market rent for the local area, as determined pursuant to 24 CFR part 888. The Applicant has a HUD approved local rent limit allowing for higher rent. The Applicant must submit the HUD-approved local rent limit documentation.</p>
<p>Q. Can applicant under Article II apply for Rehabilitation?</p>	<p>A. Yes, Rehabilitation is an eligible activity under Article II. Applicants applying for Rehabilitation of (a) project(s) will be subject to Article I, Sections 103(a)(1), 104, 105, 106, 107, and 109(a) of the HHC Guidelines. On the Unit Mix Tab you may adjust the number of units to get the amount needed for your project.</p>
<p>Q. Can applicant under Article II apply for Acquisition only?</p>	<p>A. Yes, Acquisition is an eligible activity under Article II. Applicants applying for Acquisition of (a) projects(s) will be subject to Article I, Sections 103(a)(1), 104,105,106,107 and 109(a) of the HHC Guidelines. On the Unit Mix Tab you may adjust the number of units to get the amount needed for your project.</p>

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Q. Can vacant land be purchased under acquisition?

A. No, acquisition cannot be used for the purchase of vacant land, it must be for an existing housing development which will be used to provide units.