

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FEDERAL FINANCIAL ASSISTANCE**

651 Bannon Street
Sacramento, CA 95811
(916) 263-2771
www.hcd.ca.gov



~~October 31, 2024~~
February 10, 2025

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: Jenny Cho, Deputy Director
Division of Federal Financial Assistance

SUBJECT: **Amended** Project Solicitation Notice of Funding Availability (NOFA)
HOME American Rescue Plan (HOME-ARP) Program
Reentry Housing Pilot Project

On January 14, 2025, the California Department of Housing and Community Development (HCD) announced actions to aid fire-impacted communities in recovery and rebuilding efforts. This includes an extension to the application deadline for this NOFA until April 14, 2025, to allow more time for communities, developers, and tribes to apply for assistance.

The California Department of Housing and Community Development (Department or HCD) and the California Department of Corrections and Rehabilitation (CDCR) have partnered to implement the HOME American Rescue Plan (HOME-ARP) Reentry Housing Pilot Project (RHPP). The RHPP is the first of its kind, state-level investment in permanent affordable housing exclusively for the reentry community. The collaboration between HCD and CDCR has resulted in the release of this Project Solicitation Notice of Funding Availability (NOFA) for approximately \$16 million in federal funds.

This NOFA will make funding available to eligible Applicants with extensive experience developing and operating transitional housing and permanent affordable housing for the reentry population. RHPP funding can be used to acquire, rehabilitate, and/or construct Permanent Housing to assist individuals under CDCR parole supervision exiting a CDCR institution, or program.

Collaboratively, CDCR's Division of Parole Operations and Division of Rehabilitative Programs implemented a successful reentry planning process for individuals involved in the justice system in preparation for their release into the community. The planning process includes the provision of treatment services through CDCR's Specialized Treatment for Optimized Programming and transitional housing through CDCR's Returning Home Well program, as appropriate and available. Permanent Housing is critical to successful reentry; therefore, building upon these efforts, HCD and CDCR will work together to add a final step to reentry services to provide permanent supportive housing linked to comprehensive, evidence-based programs and services that support successful outcomes and long-term stability to transitioning individuals and families.

This NOFA establishes the program requirements for the RHPP. RHPP funds are appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("ARP"). Congress appropriated \$5 billion in HOME-ARP funds to reduce homelessness and increase housing stability. The Department was allocated a total \$155 million in HOME-ARP funding from the U.S. Department of Housing and Urban Development (HUD) and, in accordance with the approved [HOME-ARP Allocation Plan](#), \$16 million of the total allocation is available for the HOME-ARP Reentry Housing Pilot Project.

The Department will accept applications on a competitive basis through the Neighborly Software System beginning on **October 31, 2024**. To be considered for funding, Applicants must set-up a profile in the Neighborly Software System portal and submit a completed electronic application.

All required application documentation must be uploaded through the Neighborly Software System. Each completed application package must be submitted no later than 5:00 pm Pacific Standard Time on ~~December 31, 2024~~ **April 14, 2025**.

Applicants are encouraged to set-up their profiles in the Neighborly Software System portal located at <https://portal.neighborlysoftware.com/californiahcd/Participant> as early as possible. Profile set-up instructions can be found on the HOME-ARP webpage at <https://www.hcd.ca.gov/grants-and-funding/programs-active/home-american-rescue-plan-program>

Native American Entity Applicants, whether federally recognized or non-federally recognized, are accordingly encouraged to discuss any such potential modifications or waivers and their options in that regard at or during an optional pre-application technical assistance meeting. Native American Entity Applicants should be aware that AB 1010 and the recent legislative change in AB 1878 (Reg. Sess. 2024) allows for the Native American Entity Applicants to apply for a Request to modify or waive state HOME statutory, and regulatory requirements or guidelines." Native American Entity Applicants should be aware that AB 1010 cannot be used to modify or waive federal HOME statutory and regulatory requirements or state statutory requirements. Neither AB 1010 or AB 1878 apply to federal HOME statutory and regulatory requirements, however, there may be other federal laws or federal doctrines that could provide a basis for a possible modification or waiver of some federal requirements for Native American Entity Applicants. An example is where a Native American Entity has its own Tribally Determined Wage, in which case Davis-Bacon wage requirements are not applicable. Native American Entity Applicants are encouraged to begin the AB 1010 Request process waiver process before their application is submitted in order to allow time for the Department to review and make a legal decision on the request."

The Department will host a NOFA and application webinar to review the HOME-ARP RHPP NOFA and application process. To be notified of the upcoming webinar, visit the HOME-ARP webpage, or sign up for the HCD Federal Programs ListServ at: <https://www.hcd.ca.gov/contact-us/email-signup>

If you have any questions, please submit them to HOMEARP-NOFA@hcd.ca.gov

HOME - American Rescue Plan Program

**Reentry Housing Pilot Project
2024 Project Solicitation NOFA**



**Gavin Newsom, Governor
State of California**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

651 Bannon Street, Sacramento, CA 95811

HOME-ARP Program Website: [HOME-ARP Website](#)

RHPP email: HOMEARP-NOFA@hcd.ca.gov

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HOME AMERICAN RESCUE PLAN PROGRAM
Reentry Housing Pilot Project NOFA

SECTION 1 - PROGRAM OVERVIEW

100 – Vision, Strategy and Projected Outcomes

I. Vision

The HOME-ARP Reentry Housing Pilot Project (RHPP) is the first of its kind state-level collaboration and investment in Permanent Housing for California’s formerly incarcerated reentry population.

Formerly incarcerated individuals transitioning into communities encounter multiple barriers and are 10 times more likely to experience homelessness due to challenges in securing and maintaining housing. Many publicly funded affordable housing programs require that a person exiting a correctional institution qualify under the definition of “homeless” to be eligible for housing and/or services. This bars a significant portion of the reentry population from accessing critical affordable housing services, even though the population is at a statistically high risk of homelessness. Additionally, many landlords do not accept tenants with a history of incarceration, creating further barriers. The RHPP is uniquely designed to address these barriers by eliminating current occupancy restrictions placed on individuals recently released from incarceration.

Over the last year, the California Department of Housing and Community Development (HCD or “Department”) and the California Department of Corrections and Rehabilitation (CDCR) worked collaboratively to determine how the RHPP could address these challenges. This collaboration between agencies will effectively provide significant resources and support to the reentry population who are transitioning back into the community in need of housing and supportive services assistance. Stable and affordable housing provides opportunities for improved outcomes surrounding health, education, and employment. RHPP will seek to help eliminate barriers to Permanent Housing for the reentry population, lower the rate of reentry individuals experiencing or at risk of homelessness, and increase the reentry population’s success rates of obtaining and maintaining employment, furthering education, and establishing linkages to health and behavioral health resources.

II. Strategy

The interagency collaboration between HCD and CDCR is a groundbreaking effort that focuses on how best to optimize resources through cross-agency education, collaboration, project planning, and implementation. RHPP funds will be used to produce permanent supportive housing designed to meet the reentry population’s specific housing and service needs through onsite or offsite services by providers who specialize in assisting the reentry population.

CDCR's Division of Rehabilitative Programs has implemented various successful rehabilitation programs for incarcerated persons which continue for persons under parole supervision through release into the community. These programs provide services that include education, obtaining job skills, mentoring, mental health, and substance use disorder treatment, anger management, life skills, and counseling during and after incarceration. These services provided by CDCR are critical to successful reentry; however, one missing element is the availability of permanent affordable housing. The RHPP addresses this need through this unique collaboration between state agencies.

III. Projected Outcomes

This HOME-ARP Reentry Housing Pilot Project seeks to accomplish the following outcomes:

1. Eliminate barriers to Permanent Housing for the reentry population, such as housing denials based on criminal history and the lack of sufficient affordable housing opportunities.
2. Lower the rate of reentry individuals experiencing or at risk of homelessness by providing permanent supportive housing to those released to parole supervision; and
3. Increase the reentry population's success rates of obtaining and maintaining employment, furthering education, and establishing linkages to health and behavioral health resources in the community, thereby reducing recidivism.

101 – Notice of Funding Availability (NOFA)

The California Department of Housing and Community Development is pleased to announce the release of this Project Solicitation Notice of Funding Availability for approximately \$16 million in federal funds from the U.S. Department of Housing and Urban Development (HUD) for the HOME-ARP Reentry Housing Pilot Project.

This NOFA will make funding available to eligible Applicants with extensive experience developing and operating transitional housing and permanent affordable housing for the reentry population. RHPP funding can be used to acquire, rehabilitate, and/or construct Permanent Housing to assist individuals exiting a publicly funded institution or program.

Permanent Housing units produced with HOME-ARP funds must remain available for the reentry population for a 30-year period. HCD will encourage the Housing Provider to seek project-based rental assistance to ensure affordability for the target population and financial feasibility of the project during this period. Operating Assistance in the form of a Capitalized Operating Subsidy Reserve (COSR) may be used to cover any deficit between the rental income and the project's operating expenses if project-based assistance is not available.

102 – Authorizing Legislation and Applicable Law

This NOFA is subject to the Federal HOME regulations, State HOME Regulations, HUD Notice CPD-21-10: *Requirements for the Use of Funds in the HOME-ARP Program*, and HUD's *Waivers and Alternative Requirements for Implementation of the HOME-ARP Program*. As such, this NOFA establishes the terms, conditions, forms, procedures, and other mechanisms that the Department deems necessary to exercise its powers and to perform its duties pursuant to the HOME-ARP Program.

This NOFA does not include all applicable requirements and should be read in conjunction with the HOME-ARP RHPP application, documents, and guidance listed below:

- [HUD Notice CPD-21-10: Requirements for the Use of Funds in the HOME-ARP Program](#) (the HOME-ARP Notice)
- [Waivers and Alternative Requirements For Implementation of the HOME-ARP Program](#)
- [Federal HOME Regulations](#)
- [State HOME Regulations](#)
- [2023 HOME-ARP Rental Housing NOFA](#)

The Uniform Multifamily Regulations (UMR) (Cal. Code Regs., tit. 25, § 8300 et seq.), effective November 15, 2017, and as subsequently amended, are incorporated by reference as if set forth in full herein, with the exception of any UMR provision that would be inconsistent with CPD-21-10 and/or HUD's HOME-ARP guidance, as a matter of legal preemption. The UMRs can be found [here](#).

In all cases where California's statute, regulations, and/or NOFA conflict with HUD Notice CPD-21-10, the Waivers and Alternative Requirements for Implementation of the HOME-ARP Program and/or HUD's HOME-ARP guidance, the project must defer to the HOME-ARP Notice, the Waivers and Alternative Requirements for Implementation of the HOME-ARP Program and/or HUD's HOME-ARP guidance.

If state or federal statutes, regulations, or other laws governing HOME-ARP or its funding are modified by Congress, HUD, the state Legislature, or the Department, before the end of the HOME-ARP compliance period, the changes may become effective immediately and apply to funded activities.

The Department reserves the right, at its sole discretion, to suspend, amend, or supplement the provisions of this NOFA from time to time. If such action occurs, the Department will notify interested parties through the Federal Programs Listserv. To receive these emails please sign up [here](#).

All other criteria and matters set forth within this NOFA shall also govern Tribal Entity applications submitted under this NOFA, unless and except to the extent expressly provided to the contrary by terms set forth within this NOFA and subject to any potential modification or waiver under or pursuant to Assembly Bill No. 1010 (Chapter 660. Statutes. 2019), which is set forth in Health and Safety Code (HSC) section 50406, subdivision (p).

103 – AB-1010

This NOFA is subject to AB 1010 (Chapter 660, Statutes of 2019), HSC section 50406, subdivision (p). Accordingly, and pursuant to HSC section 50406, subdivision (p): (1) where the provisions of tribal law, tribal governance, tribal charter, or difference in Tribal Entity or legal structure would cause a violation or not satisfy the requirements of this solicitation, said requirements may be modified as necessary to ensure HOME-ARP program compatibility; and (2) where provisions of tribal law, tribal governance, tribal charter, or difference in Tribal Entity legal structure or agency create minor inconsistencies (as determined by the Director of the

Department or a duly authorized designee thereof) with the requirements set forth in this NOFA, the Department may waive said State requirements, as deemed necessary, to avoid an unnecessary administrative burden. Matters set forth or otherwise provided for in this NOFA that may be modified or waived include, without limitation, threshold scoring requirements and any other matters set forth in HSC section 50406, subdivision (p)(2). Eligible Tribal Entity Applicants are accordingly encouraged to discuss any such potential modifications or waivers and their options in that regard during any pre-application technical assistance communications or meetings.

The Department has removed the Limited Waiver of Sovereign Immunity requirement from most of its housing programs, including the RHPP. For more information about the Department’s policy, [Administrative Notice NO. 24-04: Removal of Waiver of Sovereign Immunity Requirement](#) in most HCD Programs

104 – Reentry Populations

The reentry population is defined as an individual who is:

1. “At Risk of Homelessness” (24 CFR 91.5) from Section IV.A.2.1 of CPD-21-10 Notice
 - a. Has an annual income at or below 30 percent of median family income for the area, as determined by HUD;
 - b. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or other place not designed for regular sleeping accommodation for human beings; and
 - c. Is exiting a publicly funded institution, or program.

2. “At the Greatest Risk of Housing Instability” (24 CFR 91.5) from Section IV.A.4.1 of CPD 21-10 Notice
 - a. Has an annual income at or below 50 percent of median family income for the area, as determined by HUD; and
 - b. Is exiting a publicly funded institution, or program.

105 – Program Timeline

HOME-ARP RHPP funds will be available to Eligible Applicants on a competitive basis. The following table summarizes the anticipated HOME-ARP RHPP Program timeline:

Table 1: HOME-ARP RHPP NOFA and Application Timeline

RHPP NOFA Release	October 31, 2024
Application Due Date	December 31, 2024 April 14, 2025
Anticipated Award Announcements	May 2025 July/August 2025

The Department reserves the right to modify the projected timeline at any time.

106– Application Submission Process

The Department will be accepting applications on a competitive basis beginning **October 31, 2024**. The eligible applicant must meet the Program’s minimum requirements, or threshold criteria, identified in Section 301 to be considered for funding. Applicants should review all program requirements prior to submitting an application. Instructions for submitting an application can be found on the HOME-ARP website.

The complete application and all required attachments must be uploaded and submitted in the **Neighborly Software System** no later than 5:00 p.m. Pacific Standard Time (PST) on ~~December 31, 2024~~ **April 14, 2025**.

Application packages that are incomplete or do not meet the filing requirements will not be considered for funding. Applications must use the Department’s forms, where applicable, and forms cannot be altered or modified by the Applicant. Hard copy applications will not be accepted.

The application is a public record which is available for public review pursuant to the California Public Records Act (CPRA) (Chapter 1, part 2 (commencing with Section 7920.000) of Division 10 of Title 1 of the Government Code). As such, any materials provided will be disclosed to any person making a request under the CPRA.

After final RHPP awards have been issued, the Department may disclose any materials provided by the Applicant to any person making a request under the CPRA. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, personal phone numbers, and home addresses. By providing this information to the Department, the Applicant is hereby waiving and relinquishing any claim of confidentiality and consents to the disclosure of submitted material upon the Department’s receipt of a PRA request.

107 – Pre-Application Consultation, Workshop Webinar, and Technical Assistance

I. Pre-Application Consultation

The Department encourages all potential Applicants to request a pre-application consultation appointment prior to submitting an application. Pre-application consultations are intended to provide technical assistance and increase familiarity with the NOFA and HOME-ARP RHPP requirements. Pre-application consultations will allow potential Applicants to discuss their proposed projects with HOME-ARP RHPP staff.

Application consultations will be available beginning **November 4, 2024** and may be requested by emailing HOMEARP-NOFA@hcd.ca.gov with the subject line: *Request RHPP Consult*.

II. Application Workshop Webinar

The Department will hold one NOFA and Application Workshop Webinar. To be notified of upcoming RHPP webinars, visit the HOME-ARP webpage or sign up for the HCD Federal Programs ListServ [here](#).

III. Technical Assistance

RHPP staff will be available to provide technical assistance for RHPP Applicants.

RHPP staff will also be available to assist in setting up a profile for application submittal through the Neighborly Software System and to answer program questions.

Technical assistance can be requested by emailing HOMEARP-NOFA@hcd.ca.gov

SECTION 2 - PROGRAM REQUIREMENTS

200 – Eligible Applicants

A HOME-ARP Eligible Applicant (Applicant) is an organization, agency (including a public housing agency) Tribal Entity, for profit entity, or nonprofit entity that applies to receive RHPP funding from the Department as an owner or developer on its own or with another entity (such as a for-profit or nonprofit corporation, or another Local Public Entity). Such entity or entities may also be the Sponsor as defined in UMR Section 8301(s).

To be eligible for funding, an Applicant must demonstrate experience and capacity relevant to owning, operating, and developing affordable housing exclusively for the reentry population.

All Applicants must be in good standing with the laws, regulations, guidelines, and programs of the Department, and all State of California agencies and departments thereof. By way of example and not limitation, if an Applicant is a business entity, such entity must be qualified to do business in California and currently in good standing with the California Secretary of State and the California Franchise Tax Board.

201 – Eligible Jurisdictions

In addition to meeting the criteria of Eligible Applicant, RHPP funding will only be distributed to Applicants who intend to acquire, rehabilitate, and/or construct affordable rental housing projects located in Eligible State HOME-ARP Jurisdictions. To meet the definition of an Eligible State HOME-ARP Jurisdiction, the locale must meet each of the following:

- 1) Must not have received a HOME-ARP allocation directly from HUD;
- 2) Is not a participant in an urban county agreement with a county that has received a HOME-ARP allocation from HUD; and
- 3) Is not a participant in a HOME consortium.

Eligible State HOME-ARP Jurisdictions are located in Addendum I of this NOFA, or [here](#).

202 – Tribal Entities

A Tribal Entity Applicant is any of the following:

- 1) Applicant meets the definition of Indian Tribe under United States Code (U.S.C.) Title 25 U.S.C. § 4103(13)(B).
- 2) Applicant meets the definition of Tribally Designated Housing Entity under Title 25 U.S.C. 4103(22).
- 3) If not a federally recognized Tribe, either:

- a. Applicant is listed in the Bureau of Indian Affairs Office of Federal Acknowledgement petitioner list pursuant to Title 25 C.F.R. § 83.1, and that has formed and controls a special purpose entity in compliance with UMR Section 8313.2; or
- b. Applicant is an Indian Tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of consultation pursuant to § 65352.3 of the Government Code and that has formed and controls a special purpose entity in compliance with UMR Section 8313.2.

203 - Eligible Project Types

The Department welcomes and will consider a variety of innovative housing solutions as eligible Projects. The following list of eligible Projects is not exhaustive.

1. Conversion of nonresidential structures to residential dwelling units.
2. Conversion of commercially zoned structures, such as office or retail spaces, to residential dwelling units.
3. Manufactured housing, and other buildings with existing residential uses.
4. Multifamily rental housing Projects.
5. Excess state-owned properties.
6. Scattered site housing on multiple contiguous or non-contiguous sites is permitted as long as the resulting housing has common ownership, financing, and property management.
7. Shared housing in a structure shared by two or more households, where each household is in a separate private bedroom that can be locked.

204 - Scattered Site Housing Requirements

Applicants for this Project type must meet all requirements identified in Section 301, and submit all documents required in the Application Upload Checklist with the following exceptions:

1. Eligible Projects under this Project type must meet the following threshold requirement ninety (90) days from the date of the conditional award. Failure to meet this requirement may result in the Department rescinding the conditional award.
 - a. Evidence of site control, as defined in Section 300.
2. Eligible Projects under this Project type must meet the following threshold requirements ninety (90) days from the date of the conditional award. Failure to meet these requirements may result in the Department rescinding the conditional award.
 - a. Relocation narrative, as defined in Section 300;
 - b. Appraisal, as noted in the Application Upload Checklist;

c. PNA or equivalent evidence of Rehabilitation costs, as noted in the Application Upload Checklist.

205 – Funding Limits

The total maximum HOME-ARP amount that can be requested per project is \$16 million, including capital loans or grants and capitalized operating subsidy reserve (COSR) grants.

I. Maximum Per-Unit Subsidy Limitations on Costs

The maximum per-unit subsidy amounts shall be equivalent to the California Tax Credit Allocation Committee’s 2024 Threshold Basis Limits, based on location and unit size. Limits can be found in Addendum III of this NOFA or at

<https://www.treasurer.ca.gov/ctcac/2024/2024-basis-limits-memo-update.pdf>

II. Maximum COSR Amount

Projects must have a capital loan or grant to qualify for a COSR Grant. The maximum COSR amount will be calculated as 40 percent (40%) of the capital loan or grant amount requested. The total award amount for both the COSR Grant and capital loan or grant may not to exceed \$16 million.

The Department shall award operating cost assistance in accordance with CPD-21-10 in the form of a COSR Grant. The amount of the operating cost assistance award shall be determined by the Department. COSR amounts shall be based on need, as demonstrated by the deficit between Operating Expenses (exclusive of any debt service) and income.

III. Minimum Number of HOME-ARP Units and Assistance Per Project

Projects must have a minimum of five (5) HOME-ARP Assisted Units per rental project. The minimum amount of HOME-ARP funds that must be invested is \$1,000 times the number of Assisted Units in the Project, as established in 24 CFR 92.205(c).

Sections 206 - 214 follow the same guidelines as the [2023 HOME-ARP Rental Housing NOFA](#). Please reference the Rental Housing NOFA for guidance on these sections.

206 – Eligible Use of Funds – Rental Housing NOFA Section 203

207 – Capital Loans and Grants - Rental Housing NOFA Section 205

208 – Minimum Compliance Period - Rental Housing NOFA Section 207

209 – Development Costs - Rental Housing NOFA Section 208

210 – Capitalized Operating Subsidy Reserves - Rental Housing NOFA Section 209

211 – Appraisal and Market Study - Rental Housing NOFA Section 212

212 – Monitoring Fees - Rental Housing NOFA Section 214

213 – Program Overlays - Rental Housing NOFA Section 215

214 – Timing and Disbursement of Funds - Rental Housing NOFA Section 213

SECTION 3 - APPLICATION REVIEW AND AWARD PROCESS

300 – Application Process

The online RHPP application link is available at <https://www.hcd.ca.gov/grants-and-funding/programs-active/home-american-rescue-plan-program> on the HOME-ARP webpage.

Applications must be submitted through the Neighborly Software System portal. Paper applications will not be accepted. The Department must receive applications and required documentation by the application deadline via the Neighborly Software System.

If Applicants have trouble logging into the portal or have questions on how to complete the online application, please contact the Department. Questions regarding the RHPP NOFA and application process can be directed to HOMEARP-NOFA@hcd.ca.gov.

301 – Minimum Requirements (Threshold)

To be eligible to receive funding, the Department must receive the application by the deadline specified in this NOFA, AND the Applicant must adhere to all minimum requirements in this section.

I. Minimum Requirements Overview

To be eligible to receive funding, Applicants must:

1. Provide all certifications under section II;
2. Demonstrate site control;
3. Demonstrate adequate developer, owner, and operator experience;
4. Demonstrate adequate property management experience;
5. Meet all additional requirements as determined by the Department.

II. Certifications

Applicant must certify to items 1 through 6 below:

1. Applicants that meet the definition of a Local Public Entity (cities and counties) are required to be in substantive compliance with state Housing Element Law prior to award date. Newly incorporated cities are exempt from this factor, until which time the city is required to submit the housing element to the Department for approval. It is the responsibility of the cities and counties to know their reporting requirements. Developers and Tribal Entities projects to be developed on Native American Lands are exempt from this requirement;
2. Assisted Units must exclusively serve persons qualifying as individuals and families identified in IV.A.2.1.iii.F or Section IV.A.4.1.iii.F of CPD-21-10;
3. The Applicant must be an Eligible Applicant as defined in Section 200;
4. Neither the Applicant nor any member of the development team is currently federally debarred or suspended;

5. Applicants must have resolved any open audit finding(s) for any state or federally funded housing or community development project or programs to the satisfaction of the Department or federal agency by which the finding was made;
6. Applicants must not have any pending or threatened litigation that could affect implementation of the proposed project.

III. Site Control

The Applicant must have site control of the proposed property, and such control shall not be contingent on the approval of any other party. The status and nature of the Applicant's title and interest in the property shall be subject to the Department's approval.

Site control may be evidenced by one of the following:

1. Fee title evidenced by a current title report (within 90 days of application) showing the Applicant holds fee title;
2. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to loan closing, compliance with all program requirements, including compliance with 25 C.C.R. § 8316;
3. Enforceable option to purchase or lease*;
4. An executed disposition and development agreement (DDA) with a public agency or irrevocable offer of dedication to a public agency*;
5. An agreement with a public agency that gives the Applicant exclusive right to negotiate*;
6. Land sales contract*;
7. For tribal trust land, a title status report ("TSR") or an attorney's opinion regarding chain of title and current title status; or
8. A letter of intent, executed by a sufficiently authorized signatory of the Eligible Applicant, that expressly represents to the Department, without condition or reservation, that, upon successful application, the Eligible Applicant shall purchase or otherwise acquire a sufficient legal interest in the property to accomplish the purpose of the award. The letter of intent must also be acknowledged by the party selling or otherwise conveying an interest in the subject property to the Eligible Applicant. If this form of evidence is relied upon at the time of application, the Department may impose additional milestones, in the Standard Agreement, regarding increased evidence of eventual site control closer to the likely close of escrow; or
9. Other forms of site control that give the Department assurance that the Applicant will be able to complete the Project in a timely manner and in accordance with all the Program's objectives and requirements.
10. For Applicants proposing sites that will require a use change for Permanent Housing, there should be a commitment and plan to facilitate or expedite those processes to not delay expenditure and occupancy requirements.
11. For Projects located on land held in trust by the Bureau of Indian Affairs ("BIA") that are subject to a leasehold interest created through a long-term ground lease that is approved (or will be approved) by BIA pursuant to 25 C.F.R. Part 162, the ground lease must conform to the requirements of 25 C.C.R. § 8316(a) and all of the following:

- a. Landlord, lessee, and the Department must execute a lease rider that encumbers the tribal trust land, and such lease rider must have superior rights to any other instrument(s) that may encumber the Project's leasehold interest; and such lease rider must be approved (or will be approved) by BIA prior to disbursement of funds;
- b. Landlord, lessee, and the Department must execute a Declaration of Restrictive Covenants or a Regulatory Agreement that runs with the land so that the Department may enforce the requirements of this NOFA; and
- c. Landlord and lessee must record the lease, lease rider, Declaration of Restrictive Covenants (or Regulatory Agreement) against the tribal trust land with the BIA Land Title and Records Office that has the appropriate jurisdiction, and in the appropriate official records in the county of which the Project is located, as may be applicable;
- d. The Department reserves the right to require any other documents or provisions to secure the Department's interest, which may include the granting of third-party beneficiary rights to the Department.

*Warning: In compliance with 24 CFR Part 58.22: Limitations on activities pending clearance, neither an Applicant nor any participant in the development process may commit any HUD or non-HUD funds to a project until it's been determined whether the project would have an adverse environmental impact or limit the choice of reasonable alternatives, and HUD has approved the Responsible Entity's (RE) Request for Release of Funds (RROF) by issuing an Authority to Use Grant Funds (AUGF).

Per 24 CFR 58.22(d): An option agreement on a proposed site or property is allowable prior to the completion of the environmental review if the option agreement is subject to a determination by the Recipient on the desirability of the property for the project as a result of the completion of the environmental review in accordance with this part, and the cost of the option is a nominal portion of the purchase price.

For more information, please see [HUD-Memo-Guidance-on-Options-and-Conditional-Contracts-for-Purchase-of-Real-Property-for-Environmental-Reviews-Conducted.pdf](#) by a Responsible Entity under 24 CFR 58.

IV. Developer, Owner, and Operating Experience

The development team (developer, co-developer, and/or general partner) shall demonstrate the following minimum experience requirements relevant to developing, owning, and operating affordable reentry housing projects comparable to that of the proposed project:

1. Must have developed, owned, and operated at least three affordable housing projects serving the reentry community within the past 10 years comparable in size and scope to that of the proposed Project;
2. Have the current capacity to own and operate the proposed Project. For purposes of satisfying this requirement, an Applicant has "capacity" if it has adequate staff, capital, assets, and other resources to efficiently meet the operational needs of the Project; to maintain the Fiscal Integrity of the Project; and to satisfy all legal requirements and obligations in connection with the Project.

Evidence of capacity must demonstrate the Applicant has adequate financial management systems and sufficient financial resources to carry the project to completion.

V. Property Management Experience

The Property Manager shall demonstrate the following minimum experience requirements:

1. Must have managed four affordable housing projects serving the reentry community that have been in service for at least three years. Projects must be comparable in size and scope to that of the proposed project.

VI. Additional Application Requirements

In addition to the minimum requirements listed in Sections 301, all Applicants must provide the following information and documentation in the HOME-ARP RHPP Application:

1. Project Narrative/Details, Construction Scope of Work and Financing. The narrative must provide a summary of the proposed Project, including, but not be limited to, the following:
 - a) Name of the Applicant and development team;
 - b) Name and location;
 - c) Specify if Project is located in a Rural Area, or on Native American Lands or Native American Fee Lands;
 - d) Assessor's Parcel Number(s);
 - e) Assembly Member, State Senator, U.S. Senators, and Congressional Representative;
 - f) Zoning details;
 - g) Site Acreage;
 - h) Construction Scope of Work;
 - i) Type of construction: new construction or rehabilitation;
 - j) Design and architectural features of the buildings;
 - k) Landscape plan;
 - l) Number of buildings and elevators;
 - m) Number of parking spaces for vehicles, motorcycles, and bicycles (detailed information of the number of accessible open and covered spaces, and garages);
 - n) Confirm Project is on a permanent foundation. (Per federal, state, and local requirements, all Assisted Units and other Units of the Project must be on a permanent foundation and must meet all applicable federal, state, and local requirements pertaining to rental housing, including, but not limited to, requirements for minimum square footage and requirements related to maintaining the property in a safe and sanitary condition;
 - o) Gross residential square feet of building (Units, leasing office, and common areas);

- p) Gross commercial square feet for mixed used buildings and plans for commercial tenants;
 - q) Number of Units and their size (# of bedrooms, # of bathrooms, and Unit square footage);
 - r) Detailed Unit mix, including affordability levels, funding sources, layering, and if any, market rate units;
 - s) List of amenities and services offered at the Project's site; and
 - t) List and map of amenities and services offered within the proximities of the Project.
2. Project milestones;
 3. Construction costs supported by third party cost estimates as may be requested by the Department;
 4. Information adequate to determine if the Project and Applicant will meet the requirements of an Eligible Recipient (Applicants), Eligible Uses, Project Requirements, Underwriting, Management and Maintenance, Application and Award Process, Application Minimum Requirements and Selection Criteria.
 5. Copies of all firm written financial commitments for the Project; and,
 6. Detailed information of the Applicant adequate to determine the experience and capacity of the Applicant with other federal, state, or local housing or community development programs, including but not limited to:
 - a) Identification of all members of the Project team;
 - b) A description of the roles, financial structure and all legal relationships of the Applicant, developer, owner(s), managing general partner, Administrative Subcontractor, and all other partners in the construction of the Project;
 - c) Description of ownership entity, including an organizational chart that includes the percentage ownership interest of each party in the borrower;
 - d) Audited financial statements for the previous two years and information indicating if the Applicant or any member of its Project team has any unresolved audit findings;
 - e) Applicant's audited financial statements;
 - f) Tax documents to include Form 990 (nonprofits) or Form 941 (for profits) and other related tax information as may be requested by the Department;
 - g) Information indicating if the Applicant and any member of its program or Project team is or has been suspended or debarred from participation in any federal or state housing or community development program;
 - h) Information on any pending litigation affecting the Applicant's ability to carry out the activity;
 - i) Information adequate to determine the experience of the Applicant in developing the same type of Project as proposed by the application;
 - j) Governing Board Resolution(s);
 - k) Tribal Constitution and/or Charter, and its Tribe or Tribal Council Resolution(s) that identify and designate the Tribal official authorized to bind the Tribe;
 - l) Limited Partnership Agreement (including any amendments) – fully executed;
 - m) Limited Partnership federal ID number; and
 - n) Organizational documents for all ownership interests.

302 – Application Scoring Criteria

Applications that meet the minimum program requirements (Threshold) outlined in NOFA Section 301 – Minimum Requirements will move to the scoring phase of the application review process. Highest scoring applications will be reviewed for financial feasibility.

Those application(s) with the highest scores passing financial feasibility will be recommended for funding.

Scoring will be based on the following criteria:

Table 4: Applicant Scoring

Categories	Evaluation Criteria	Max Points (Up to)
Project Need	Describe the extent to which the project will address the needs of the target population	7
Project Description	Project Narrative - Describe the proposed project	8
	Provide a comprehensive description of the anticipated outcomes at project completion and how the outcomes will address unmet housing and service needs of the reentry population.	8
Capacity	Describe Applicant’s experience in addressing the housing needs of the target population.	7
	Describe Applicant’s experience in developing projects within reasonable timeframes and budgets.	7
	Describe Applicant’s experience in working with community partners and/or public agencies to address the service needs of the reentry population.	8
Readiness	Describe Applicant’s overall readiness to proceed and begin construction upon award,	8
	Describe Applicant’s current resources to provide services to occupants of the proposed project.	7
Project Characteristics	Utilization of non-HOME-ARP Operating Subsidy Assistance or Project Based Rental Assistance: Percentage of HOME-ARP Reentry Units with non-HOME-ARP Operating Subsidy Assistance or Project Based Rental Assistance: <ul style="list-style-type: none"> • 50% or more = 10 points • 10 to 50% = 5 points • Less than 10% = 0 points 	10

	Tenant Relocation: Projects that do not require tenant relocation. Projects that do not require residential tenants to be displaced or move temporarily or permanently from real property as a direct result of rehabilitation, demolition, or acquisition of real property.	5
	Percentage of HOME-ARP Assisted Units that will benefit individuals under CDCR parole supervision exiting a CDCR institution, or program. <ul style="list-style-type: none"> • 90 to 100% = 15 points • 70 to 89% = 8 points • 50 to 69% = 5 points • Less than 50% = 0 points 	15
Reentry Supportive Services	Applicant's experience in specialized reentry supportive services with a lead service provider experience serving the reentry population. <ul style="list-style-type: none"> • 5 + years = 10 points • 2 to 4 Years = 5 points 	10
TOTAL POINTS		100

303 – Project Feasibility – Please reference the [2023 HOME-ARP Rental Housing NOFA](#) section 303 for guidance on this section with the following exception:

The Rental Housing NOFA refers to a two-part application process noting that feasibility review will occur in Part II, however, feasibility review for RHPP will be performed at application submittal and NOT as a two-part process.

Sections 304 - 305 follow the same guidelines as the [2023 HOME-ARP Rental Housing NOFA](#). Please reference the Rental Housing NOFA for guidance on these sections.

304 – Appeals - Rental Housing NOFA Section 304

305 – Award Process and Contracts- Rental Housing NOFA Section 305
SECTION 4 - PROGRAM OPERATIONS

Sections 400 - 408 follow the same guidelines as the [2023 HOME-ARP Rental Housing NOFA](#) Please reference the Rental Housing NOFA for guidance on these sections.

400 – Program Oversight – Rental Housing NOFA Section 400

401 – Legal Documents – Rental Housing NOFA Section 401

402 – Project Set Up and Disbursement of Funds – Rental Housing NOFA Section 402

403 – Reporting and Recordkeeping – Rental Housing NOFA Section 403

- 404 – Annual Operating Budget and Schedule of Rental Income**—Rental Housing NOFA Section 404
- 405 – Sales, Transfers, and Encumbrances** – Rental Housing NOFA Section 405
- 406 – Defaults and Cancellations** - Rental Housing NOFA Section 406
- 407 – Other Terms and Conditions** - Rental Housing NOFA Section 407
- 408 – Management and Maintenance** - Rental Housing NOFA Section 408

SECTION 5 – DEFINITIONS

The definitions found in Title 24 of the Code of Federal Regulations and California Code of Regulations, HUD Notice CPD-21-10, and 25 C.C.R. § 8300 et seq apply to this NOFA, regardless of whether these authorities capitalize these terms. In addition, the following definitions apply to this NOFA and prevail if they conflict with the definitions in Title 24 of the Code of Federal Regulations and California Code of Regulations, HUD Notice CPD-21-10, and 25 C.C.R. § 8300 et seq.

- 1) "Applicant" or "Eligible Applicant" means a developer or nonprofit or Tribal Entity that applies to receive assistance from the Department.
- 2) "Area Median Income" or "AMI" means the most recent applicable median family income from the area as determined by HUD.
- 3) "At Risk of Homelessness" has the same meaning as defined in 24 C.F.R. § 91.5.
- 4) "Continuum of Care" has the same meaning as defined in 24 C.F.R. § 578.3.
- 5) "Department" means the California Department of Housing and Community Development
- 6) "Homeless" has the same meaning as *Homeless (1) (2) or (3)* as defined in 24 C.F.R. § 91.5.
- 7) "HUD" means the U.S. Department of Housing and Urban Development.
- 8) "Low-Income Families" means families whose annual incomes do not exceed 80 percent (80%) of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent (80%) of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. An individual does not qualify as a Low-Income Family if the individual is a student who is not eligible to receive Section 8 assistance under 24 C.F.R. § 5.612.
- 9) "Native American Land" means:
 - a. All land located in "Indian Country" as defined by 18 U.S. Code (USC) 1151;
 - b. All land within the limits of a Rancheria under the jurisdiction of the United States Government;
 - c. All land held in trust by the United States for an Indian Tribe or individual; and/or
 - d. All land held by an Indian Tribe or individual, and that is subject to a restriction by the United States against alienation;

- 10) "Native American Fee Lands" means "fee lands" located outside the jurisdiction of a tribal government, owned or co owned by a Native American entity located outside of an Indian Reservation or Rancheria."
- 11) "NOFA" is the acronym used for Notice of Funding Availability. This NOFA announces that HOME-ARP funds are available and describes the terms and conditions of awards and requirements for applications that may be submitted.
- 13) "Non-Entitlement Jurisdictions" means a locale that must meet each of the following:
 - a. Must not have received a HOME-ARP allocation directly from HUD;
 - b. Is not a participant in an urban county agreement with a county that has received a HOME-ARP allocation from HUD; and
 - c. Is not a participant in a HOME consortium.
 Non-Entitlement Jurisdictions are included as Addendum I and are posted on the HOME-ARP Website [here](#).
- 14) "Permanent Housing" means a housing unit where the property manager does not limit length of stay in the housing unit, the property manager does not restrict the movements of the tenant, and the tenant has a lease and is subject to the rights and responsibilities of tenancy.
- 15) "Qualifying Household(s)" means households of individuals and families that meet the definition of one or more of the Qualifying Populations as defined in HUD Notice CPD-21-10.
- 16) "Qualifying Populations" means any individual or family who meets the criteria for eligibility to receive assistance without meeting additional criteria (e.g., additional income criteria), as defined in HUD Notice CPD-21-10.
- 17) "Reentry Population" means "At Risk of Homelessness" (24 CFR 91.5) from Section IV.A.2.1.iii.F of CPD-21-10 Notice or "At the Greatest Risk of Housing Instability" (24 CFR 91.5) from Section IV.A.4.1.iii.F of CPD 21-10 Notice
- 18) "Standard Agreement" means the STD 213, Standard Agreement, and all exhibits thereto.
- 19) "Supportive Services Costs" means services associated with HOME-ARP RHPP Activity pursuant to CPD-21-10.
- 20) "Tribal Entity" means an Applicant that is any of the following:
 - a. Applicant meets the definition of Indian tribe under Section 4103(13)(B) of Title 25 of the United State Code;
 - b. Applicant meets the definition of Tribally Designated Housing Entity under 25 USC 4103(22); or
 - c. If not a federally recognized tribe, either:
 - i. Applicant is listed in the Bureau of Indian Affairs Office of Federal Acknowledgement petitioner list pursuant to Section 82.1 of Title 25 of the Federal Code of Regulations and that has formed and controls a special purpose entity in compliance with UMR Section 8313.2; or
 - ii. Applicant is an Indian tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of consultation pursuant to Section 65352.3 of the Government Code and that has formed and controls a special purpose entity in compliance with UMR Section 8313.

21) "Very Low-Income Families" means families whose annual incomes are in excess of 30 percent (30%) but not greater than 50 percent (50%) of the AMI of a geographic area, as determined by HUD with adjustments for smaller and larger families. "Very Low-Income Family" also includes any family that resides in a nonmetropolitan area that does not exceed the poverty line applicable to the family size involved.

Addendum I – Non-Entitlement Jurisdictions

Eligible State HOME-ARP Jurisdictions

Eligible jurisdictions are listed below. If a jurisdiction is not listed, it is not eligible (e.g., Alameda County, Fresno County, City of Los Angeles) because it received a HOME-ARP allocation directly or the jurisdiction is part of a consortium/urban county that received a direct allocation.

If you have any questions regarding your jurisdiction's eligibility or ineligibility please contact HOMEARP@hcd.ca.gov

Jurisdictions	Jurisdictions	Jurisdictions	Jurisdictions
Alpine County Alpine County Amador County Amador County City of Amador Ione Jackson Plymouth Sutter Creek Butte County Butte County Biggs Gridley Oroville Paradise Calaveras County Calaveras County Angels Camp Colusa County Colusa County City of Colusa Williams Del Norte County Del Norte County Crescent City El Dorado County El Dorado County Placerville South Lake Tahoe	Fresno County Coalinga Clovis Firebaugh Huron Orange Cove Parlier San Joaquin Glenn County Glenn County Orland Willows Humboldt County Humboldt County Arcata Blue Lake Eureka Ferndale Fortuna Rio Dell Trinidad Imperial County Imperial County Brawley Calexico Calipatria El Centro Holtville Imperial City Westmorland Inyo County Inyo County Bishop	Kern County Arvin Delano Maricopa Taft Kings County Kings County Avenal Corcoran Hanford Lemoore Lake County Lake County Clearlake Lakeport Lassen County Lassen County Susanville Los Angeles County Artesia Carson Glendora Industry Lakewood Pico Rivera Redondo Beach Vernon West Covina	Madera County Madera County Chowchilla City of Madera Mariposa County Mariposa County Mendocino County Mendocino County Fort Bragg Point Arena Ukiah Willits Merced County Merced County Atwater Dos Palos Gustine Livingston Los Banos Modoc County Modoc County Alturas Mono County Mono County Mammoth Lakes

Eligible State HOME-ARP Jurisdictions

Jurisdictions	Jurisdictions	Jurisdictions	Jurisdictions
Monterey County Monterey County Carmel Del Rey Oaks Gonzales Greenfield King City Marina City of Monterey Pacific Grove Sand City Seaside Soledad Napa County Napa County American Canyon Calistoga City of Napa St. Helena Yountville Nevada County Nevada County Grass Valley Nevada City Truckee Orange County Buena Park Fountain Valley La Habra Laguna Niguel Lake Forest Mission Viejo Newport Beach Rancho Santa Margarita San Clemente San Juan Capistrano Tustin	Placer County Placer County Auburn Colfax Lincoln Loomis Rocklin Roseville Plumas County Plumas County Portola Riverside County Calimesa Cathedral City Hemet Indio Lake Elsinore Menifee Palm Desert Palm Springs Perris Rancho Mirage Temecula Sacramento County Elk Grove San Benito County San Benito County Hollister San Juan Bautista San Bernardino County Chino Hesperia Upland Rialto San Joaquin County Lodi	San Luis Obispo County Grover Beach Santa Barbara County Guadalupe Santa Clara County Milpitas Santa Cruz County Santa Cruz County Capitola Scotts Valley Watsonville Shasta County Shasta County Anderson Shasta Lake Sierra County Sierra County Loyalton Siskiyou County Siskiyou County Dorris Dunsmuir Etna Fort Jones Montague Mt. Shasta Tulelake Weed Yreka Solano County Solano County Benicia Dixon Fairfield Rio Vista Suisun City Vacaville	Sonoma County Petaluma Stanislaus County Riverbank Sutter County Sutter County Live Oak Yuba City Tehama County Tehama County Corning Red Bluff Tehama Trinity County Trinity County Tulare County Tulare County Dinuba Exeter Farmersville Lindsay Porterville City of Tulare Woodlake Tuolumne County Tuolumne County Sonora Yolo County Yolo County Winters Woodland Yuba County Yuba County Marysville Wheatland

Eligible State HOME-ARP Jurisdictions

Addendum II – Application Documents

Addendum II – Application Documents

Applicants must submit all applicable documents listed in this addendum on or before the application deadline. They must be submitted through the Neighborly Software system. Documents will not be accepted by email.

Organizational Documents

- Organizational Chart

The Organizational Chart must show each legal entity involved in the Project. For each entity shown in the chart, legal documents must be submitted to demonstrate the entity's legal authority. Below is a summary of documents required by type of entity, as well as by their role in the Project. Some forms may have to be uploaded more than once in Neighborly.

Corporation organizational documents:

- Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the California Secretary of State
- Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212)
- Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810-7820 (mutual benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable
- Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815 and 7819 (mutual benefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable
- Statement of Information (California Secretary of State form SI-100 or SI-200)
- Shareholder Agreements (Corp. Code §186) if applicable
- Certificate of Good Standing certified by the California Secretary of State

Limited Liability Company organizational documents:

- Articles of Organization (California Secretary of State form LLC-1)
- Certificate of Amendment (California Secretary of State form LLC-2), if applicable
- Restated Articles of Organization (California Secretary of State form LLC-10), if applicable
- Certificate of Correction (California Secretary of State form LLC-11), if applicable
- Statement of Information (California Secretary of State form LLC-12 or LLC-12NC)
- Operating Agreement (Corp. Code §17707.02(s) and 17701.10)
- Certificate of Good Standing certified by Secretary of State

Limited Partnership organizational documents:

- Certificate of Limited Partnership (California Secretary of State form LP-1)
- Amendment to Certificate of Limited Partnership (California Secretary of State form LP-2) if applicable
- Certificate of Correction (California Secretary of State form LP-2) if applicable

- Limited Partnership Agreement (California Corp. Code §15901.02(x) and 15901.10)
- Certificate of Good Standing certified by the California Secretary of State

Tribal Entities:

- Tribe Formation Documents (Constitution, Charters, etc.)
- Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable.
- BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable
- Contact List maintained by the Native American Heritage Commission (GC Section 65352.3), if applicable

The Owner or Borrower:

- For the entity serving as the Owner or Borrower, the following will be required:
- Certificate of Amendment of Limited Partnership (California Secretary of State form LP-2) if applicable
- EIN Verification
- Limited Partnership Agreement (with all amendments, if applicable)
- Resolution (OF-1 Loan Authorization)
- Signature Block
- STD 204 Payee Data or FISCAL TIN Form

Managing General Partner:

- For the entity serving as the Managing General Partner, the following will be required:
- Managing General Partner Operating Agreement
- Resolution (OF-1 Loan Authorization)
- Signature Block
- STD 204 Payee Data or FISCAL TIN Form

Administrative General Partner:

- For the entity serving as the Managing Administrative General Partner, the following will be required:
- Administrative General Partner Operating Agreement (with all amendments, if applicable)
- Resolution (OF-1 Loan Authorization)
- Signature Block
- STD 204 Payee Data or FISCAL TIN Form

Project Documents

Enforceable Commitments:

Include all enforceable commitments for:

- Construction Financing
- Permanent Financing

Site Control:

- Preliminary title report dated within 60 days of application due date
- Documentation demonstrating site control

Developer Owner and Operator Experience:

- Professional resume reflecting developer experience *Must include the projects which are also listed as experience in the “Experience” section of the Neighborly Application. The regulatory agency (as applicable), population served, project scope and size, and housing type must be shown for each project.

Property Management Experience:

- Professional resume reflecting the Property Management experience managing affordable and supportive housing projects
- Must include the projects listed as experience in the “Experience” section of the Neighborly Application
- The regulatory agency (as applicable), population served, project scope and size, and housing type must be shown

Project Summary Documents:

- Relocation Plan (if tenant relocation is required)
- Subsidy commitment letter(s) (if project has Project Based Vouchers or other subsidy types)

Feasibility:

- Project Financials Workbook (downloadable from Neighborly)
- Audited Financial Statements from the previous two years
- Market Assessment

Addendum III – 2024 TCAC Basis - Limits

<https://www.treasurer.ca.gov/ctcac/2024/2024-basis-limits-memo-update.pdf>

2024 BASIS LIMITS

COUNTY	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
ALAMEDA	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
ALPINE	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
AMADOR	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
BUTTE	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
CALAVERAS	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
COLUSA	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
CONTRA COSTA	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
DEL NORTE	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
EL DORADO	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
FRESNO	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
GLENN	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
HUMBOLDT	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
IMPERIAL	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
INYO	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
KERN	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
KINGS	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
LAKE	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
LASSEN	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
LOS ANGELES	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
MADERA	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
MARIN	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
MARIPOSA	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
MENDOCINO	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
MERCED	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
MODOC	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
MONO	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
MONTEREY	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
NAPA	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
NEVADA	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170

ORANGE	\$396,888	\$457,608	\$552,000	\$706,560	\$787,152
PLACER	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
PLUMAS	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
RIVERSIDE	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
SACRAMENTO	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
SAN BENITO	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
SAN BERNARDINO	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
SAN DIEGO	\$353,173	\$407,205	\$491,200	\$628,736	\$700,451
SAN FRANCISCO	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
SAN JOAQUIN	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
SAN LUIS OBISPO	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
SAN MATEO	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
SANTA BARBARA	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
SANTA CLARA	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
SANTA CRUZ	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
SHASTA	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
SIERRA	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
SISKIYOU	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
SOLANO	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
SONOMA	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
STANISLAUS	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
SUTTER	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
TEHAMA	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
TRINITY	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
TULARE	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
TUOLUMNE	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
VENTURA	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
YOLO	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
YUBA	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

January 24, 2024