



**Welcome to HCD's  
2024 Tribal  
Financing  
Workshop!**



# Behavioral Health Bridge Housing (BHBH) Program Tribal Entities Request for Applications (RFA)

**Ilana Rub, Assistant Division Chief, Community  
Services Division**  
Department of Health Care Services

**November 13, 2024**



# Behavioral Health Bridge Housing (BHBH) Program Overview

California DHCS will provide over \$1 billion in funding to **tribal entities** and county behavioral health agencies to operate bridge housing settings to address the **immediate and sustainable housing needs of people experiencing homelessness who have serious behavioral health conditions**, including a serious mental illness (SMI) and/or substance use disorder (SUD).



# Purpose and Priorities

- **The BHBH Program provides funding for operational and supportive services, not covered under other funding sources, to expand bridge housing implementation.**
- **The following priorities drive the implementation of the BHBH Program:**
  - **This is a critical need, and the focus is on immediate solutions.**
  - **Collaboration will complement ongoing state, county, and Tribal efforts to address homelessness.**
  - **BHBH Program settings will provide supportive services and housing navigation to assist people who have serious behavioral health conditions and are experiencing homelessness.**



# BHBH Program Timeline



	Eligibility	Timeline
<b>Round 1</b>	County Behavioral Health Agencies	Awarded Summer 2023
<b>Round 2</b>	<b>Tribal Entities RFA</b> Track 1: Planning Track 2: Implementation	<b>Awarded Fall 2023</b>
<b>Round 2B</b>	<b>Tribal Entities RFA</b> Track 1: Planning Track 2: Implementation	<b>Awarded Summer 2024</b>
<b>Round 3</b>	County Behavioral Health Agencies	Conditionally Awarded Summer 2024
<b>Round 4</b>	<b><i>Existing BHBH Program Tribal Entities RFA grantees and County Behavioral Health Agencies</i></b>	<b><i>RFA Release Expected February 2025</i></b>

# Tribal Entities RFA

DHCS will provide over **\$50 million to tribal entities** through two rounds – Round 2 and Round 2B – to operate BHBH Program bridge housing settings in California **Tribal communities**.

The **Track 1 – Planning Grant** is intended to **facilitate community planning** to meet housing needs, while the **Track 2 – Implementation Grant** is intended **to launch and operate** BHBH programs.



# Tribal Entities RFA Rounds

In Round 2, DHCS awarded **over \$30 million** in funds to 9 tribal entities.

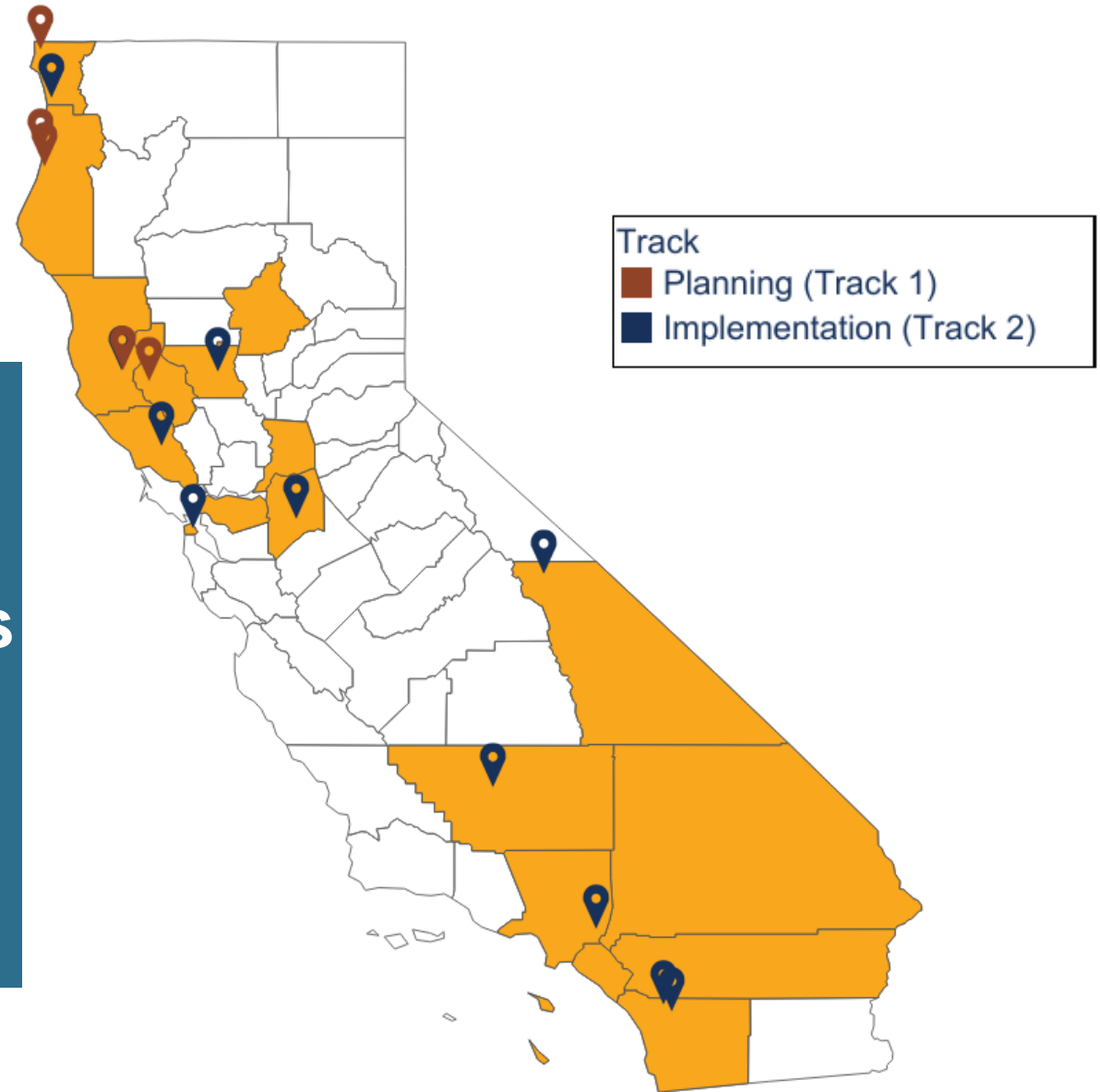
In Round 2B, DHCS awarded **over \$20 million** to 7 additional tribal entities.

Planning is currently underway for Round 4, which will be the final program allocation. Anticipated in February 2025, this RFA will be open to both county behavioral health agencies and existing BHBH Program Tribal Entity RFA grantees.



# BHBH Program Tribal Entities RFA

Round 2 Grantee &  
Round 2B Awardee Locations  
Total Amount Awarded to 16  
Tribal Entities: \$51,338,297





# BHBH Program Tribal Entities RFA – Round 2

# Tribal Entities RFA – Round 2 Overview: Tracks 1 & 2

Total BHBH  
Program  
Round 2  
Awards:  
**> \$30M**

## Track 1: Planning Grant

- **Funding Request:** \$150,000

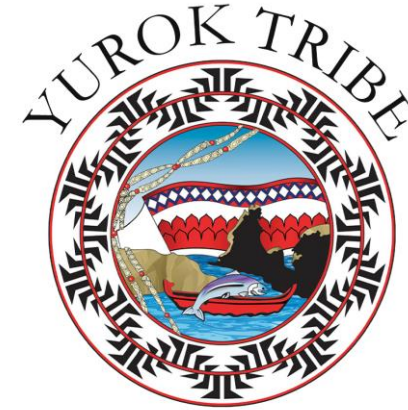
## Track 2: Implementation Grant

- **Maximum Funding Request:** \$5M

**Awarded Fall 2023**



# Round 2 Tribal Entity Grantees



**Native Directions Inc.**



**Pinoleville Pomo Nation**



**DRY CREEK RANCHERIA  
BAND OF POMO INDIANS**



**Inner-Tribal  
Treatment**



**PALA BAND OF  
MISSION INDIANS**

# Round 2 Grantees -Track 1

<i>TRIBAL ENTITY</i>	<i>AWARD AMOUNT</i>
<b>Two Feathers Native American Family Services</b>	<b>\$150,000</b>
<b>Cher-Ae Heights Indian Community of the Trinidad Rancheria</b>	<b>\$150,000</b>
<b>Pinoleville Pomo Nation</b>	<b>\$150,000</b>

**Community Needs Assessments**

**Strategic Planning**

**Culturally Relevant Renovation**





**BEHAVIORAL HEALTH**  
Bridge Housing

# Round 2 Grantees -Track 2

<i>TRIBAL ENTITY</i>	<i>AWARD AMOUNT</i>
<b>Dry Creek Rancheria Band of Pomo Indians</b>	<b>\$4,687,500</b>
<b>Friendship House Association of American Indians</b>	<b>\$5,000,000</b>
<b>Native Directions, Inc.</b>	<b>\$5,000,000</b>
<b>Pala Band of Mission Indians</b>	<b>\$5,000,000</b>
<b>Yurok Tribe</b>	<b>\$4,977,068</b>
<b>Inner-Tribal Treatment</b>	<b>\$4,999,980</b>



# Round 2 Grantees – Track 1 Planning Highlights



# Pinoleville Pomo Nation



# Pinoleville Pomo Nation

- Located in Ukiah (Northern California)
- Serving Tribal communities in Mendocino County
- Strategic Planning
  - To increase the availability of housing for people experiencing homelessness and serious behavioral health conditions
- Community Needs Assessment
  - **Establishment of Advisory Board**
  - Data collection to date
    - **20 one-to-one interviews**
    - **29 surveys from People With Lived Experience (PWLE)**



# Cher-Ae Heights Indian Community of the Trinidad Rancheria



# Cher-Ae Heights Indian Community of the Trinidad Rancheria

- Located in Trinidad (Northern California)
- Serving Tribal communities in Humboldt County
- Community Needs Assessment
  - Identify critical needs and disparities in the community
  - **Community outreach events scheduled every 3 months starting in Jan 2025**
- Development of a Strategic Plan
  - Guide the future priorities of the housing department, including which projects to pursue, and data collection for future funding opportunities

# Two Feathers Native American Family Services

# Two Feathers Native American Family Services



- Located in McKinleyville (Northern California)
- Serving Tribal communities in Humboldt County
- **Developed a “shovel-ready” design** for culturally appropriate renovations to an existing multifamily home designated for Native youth
- Listening session resulted in the **development of the Youth Housing Council**
- The final step will involve obtaining permits to prepare for the construction phase, using braided funding.



# Round 2 Grantees – Track 2 Implementation Highlights



# Inner-Tribal Treatment



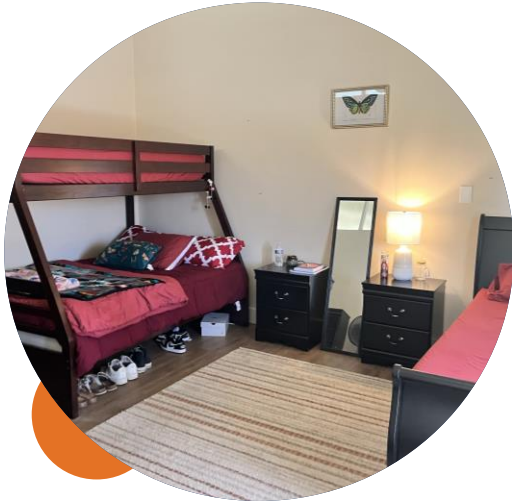
## Inner-Tribal Treatment (ITT)

- Located in Pauma Valley (Southern California)
- Serving Tribal communities in San Diego, San Bernadino, and Riverside counties
- **Currently operating shelter/interim housing:**
  - Women's Recovery Residence: 8 beds
  - Men's Recovery Residence #1: 8 beds
  - Men's Recovery Residence #2: 8 beds
- Infrastructure project will create **24 additional beds**



# Women's Recovery Residence

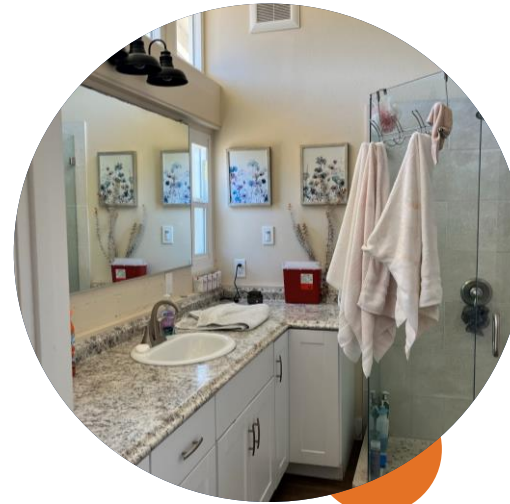
## 8 Beds



**Bedroom**



**Kitchen &  
Living Room**



**Bathroom**

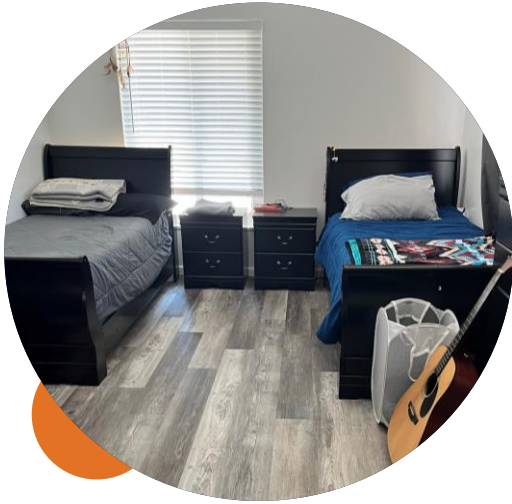


**Outdoor space**

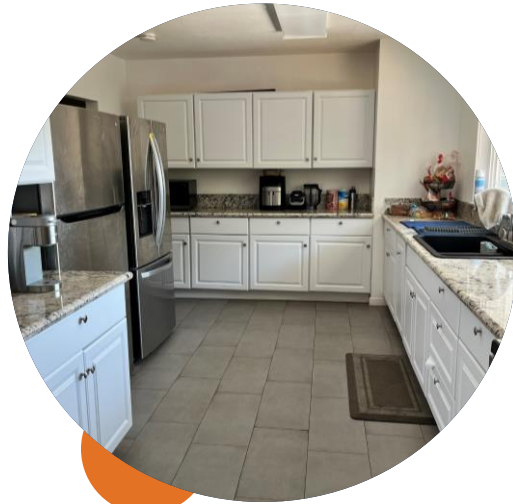


# Men's Recovery Residence #1

## 8 Beds



**Bedroom**



**Kitchen**



**Living Room**



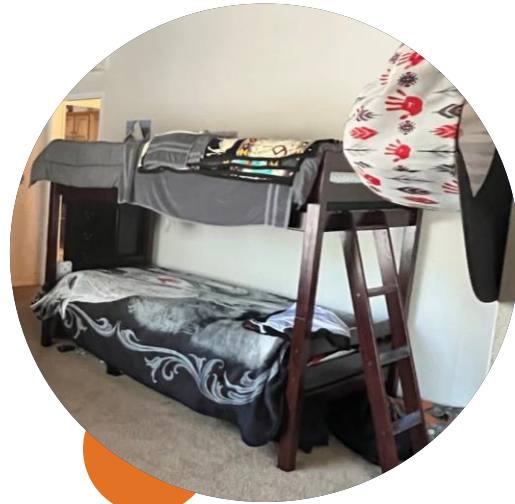
**Outdoor space**

# Men's Recovery Residence #2

## 8 Beds



**Kitchen & Living Room**



**Bedroom**

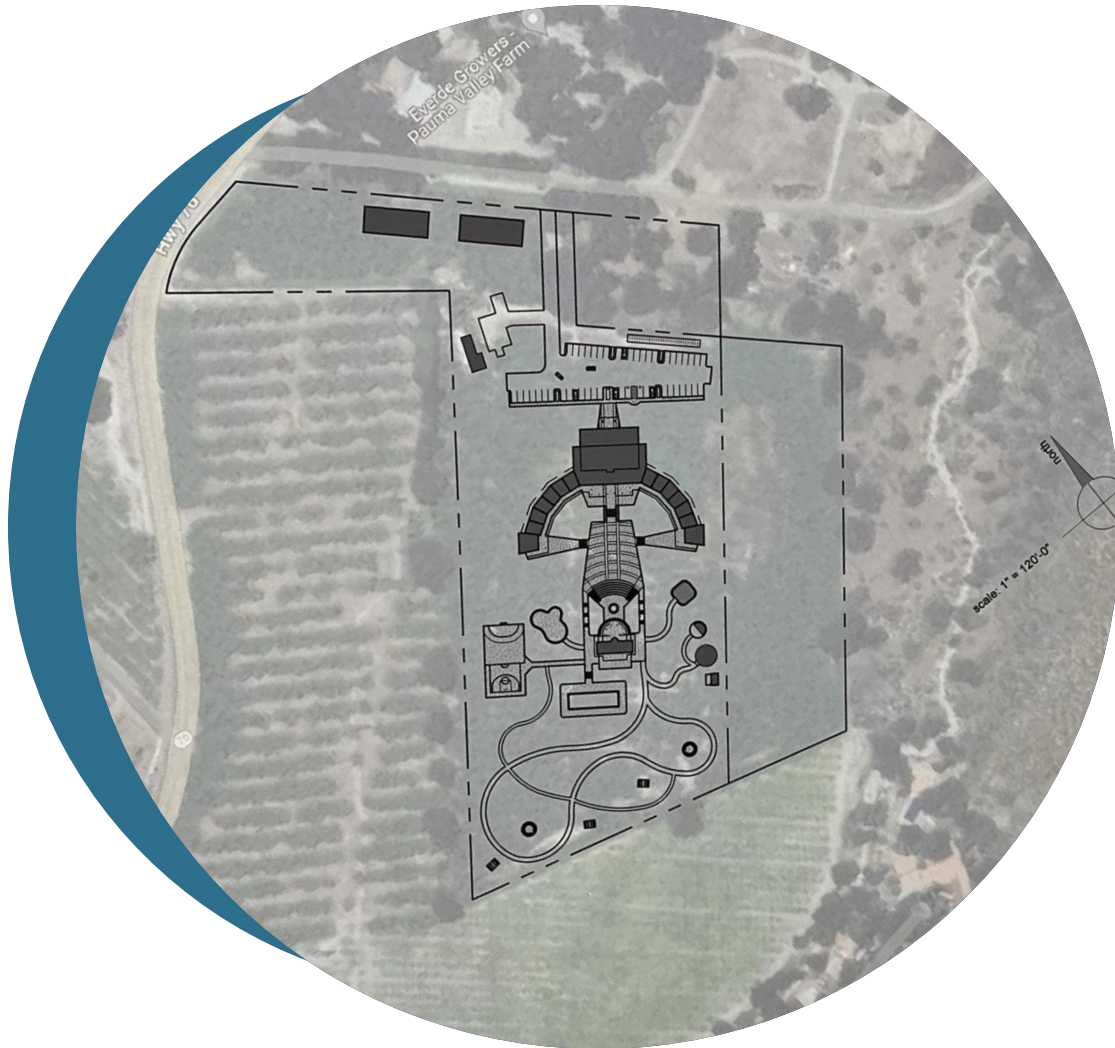


**Appliances**



**Outdoor space**

# Infrastructure Project



- **Anticipated opening July 2025**
- **Land purchased to support additional recovery residences**
  - Women's: 12 beds
  - Men's: 12 beds
  - Mid- to-long term: up to 1 year
- **Campus-style programming planned through braided funding**



# Highlighted Services Provided

- Housing navigation
- Outreach
- Mental health services
- Medication Assisted Treatment (MAT)
- Medication support services
- Addiction specialty
- Cultural groups and activities
- Case management
- Peer support services
- Intimate Partner Violence services
- Transportation





# Pala Band of Mission Indians

# Pala Band of Mission Indians

- Located in Pala (Southern California)
- Serving Tribal Communities in San Diego and Riverside Counties
- Will provide Rental Assistance and Housing Navigation services
- Infrastructure project will add 16 shelter/interim housing beds to the PBMI Sacred Mountain Healing and Wellness Campus located on the Pala Reservation.



**PALA BAND OF  
MISSION INDIANS**

# Dry Creek Rancheria Band of Pomo Indians

# Dry Creek Rancheria Band of Pomo Indians (DCR)



- Located in Sonoma County
- Serving Sonoma, Mendocino, Contra Costa and Lake Counties and statewide for DCR citizens
- DCR specializes in a braiding funding model and has developed the Tribal WrapAround Program with main components of Rental assistance and Housing Navigation



# Native Directions, Inc.



## Native Directions, Inc. (NDI)

- Located in Manteca (Central California)
- Serving San Joaquin County
- Anticipating 21 beds
  - Auxiliary Funding in Assisted Living: 2 beds
  - Emergency Housing: 4 beds
  - Rental Assistance: 15 beds
- Infrastructure project will create **12 additional beds**

# BHBH Program Tribal Entities RFA – Round 2B

# Tribal Entities RFA – Round 2B Overview: Tracks 1 & 2

Total BHBH  
Program  
*Round 2B*  
Awards:  
**> \$20M**

## **Track 1: Planning Grant**

- **Funding Request:** \$150,000

## **Track 2: Implementation Grant**

- **Maximum Funding Request:** \$5M

**Awarded Summer 2024**



# Round 2B Tribal Entity Awardees



Bakersfield American  
**B·A·I·H·P**  
Indian Health Project



*Sacred Path*  
Indigenous Wellness Center



# Round 2B Conditional Awardees -Track 1

<i>TRIBAL ENTITY</i>	<i>AWARD AMOUNT</i>
<b>Sacred Life Recovery Services</b>	<b>\$150,000</b>
<b>Tolowa Dee-ni' Nation Community and Family Wellness</b>	<b>\$150,000</b>

**Community Needs Assessments**

**Strategic Planning**

**Site Identification**



BEHAVIORAL HEALTH  
Bridge Housing

# Round 2B Conditional Awardees -Track 2

<i>TRIBAL ENTITY</i>	<i>AWARD AMOUNT</i>
<b>Bakersfield American Indian Health Project</b>	<b>\$5,000,000</b>
<b>Crossroads Recovery Center</b>	<b>\$4,899,164</b>
<b>Kletsel Dehe Wintun Nation</b>	<b>\$4,000,000</b>
<b>Northern Circle Indian Housing Authority</b>	<b>\$5,000,000</b>
<b>Sacred Path Indigenous Wellness Center</b>	<b>\$5,000,000</b>

**Outreach & Engagement**

**Planning Activities**

**Shelter & Interim Housing**

**Rental Assistance**

**Bridge Housing Start-Up Infrastructure**

**Auxiliary Funding in Assisted Living Settings**

**Housing Navigation**



**For more information  
Visit the BHBH website**

<https://bridgehousing.buildingcalhhs.com/tribes/>

**Reach out to the BHBH Program Team**

<https://bhbh.freshdesk.com/support/tickets/new>





**Thank You**

# Affordable Housing and Sustainable Communities (AHSC) Program

November 2024



CALIFORNIA  
STRATEGIC  
GROWTH  
COUNCIL



# Welcome

## Program Vision:

The Affordable Housing and Sustainable Communities (AHSC) Program funds infill projects that reduce **Greenhouse Gas (GHG)** emissions and **Vehicle Miles Traveled (VMT)** through sustainable land use, housing, and transportation practices.

## Today's Vision:

- Share key dates and program timeline
- Provide a short overview of the program.
- Invite you to learn more at:

<https://sgc.ca.gov/programs/ahsc>





# Round 9 Timeline

<b>Release of Round 9 Draft Program Guidelines</b>	November 8, 2024
<b>Draft Guidelines Workshops and Comment Period</b>	NOW: November 2024
<b>Public Comment Period End</b>	December 11, 2023
<b>Release of Round 9 Final Guidelines</b>	February 14, 2025
<b>Round 9 Final Guidelines Adopted</b>	February 26, 2025
<b>Release of NOFA and Application</b>	March 2025
<b>Application Due Date</b>	May 2025
<b>Round 9 Awards Adopted by Council</b>	December 2025





# What does AHSC fund?

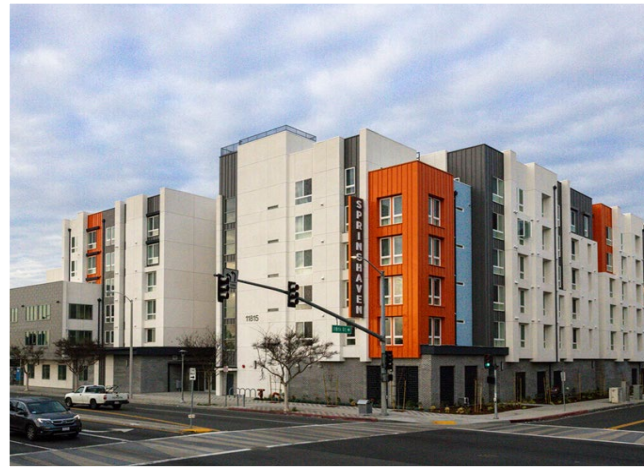
- **AHD: Affordable Housing Developments**
  - Rental Projects (loan)
  - Homeownership Projects (grant)
- **HRI: Housing-Related Infrastructure**
  - Infrastructure improvements as required as Condition of Approval
  - Factory built housing components
  - On-site energy storage (battery arrays)
- **STI: Sustainable Transportation Infrastructure**
  - Transit, Bikeways, Sidewalks, Crosswalks, Curb Ramps
  - Bike Parking, Bus Shelters, Urban Greening, Lighting
- **PGM: Programs (3 years)**
  - Active Transportation Programs, Transit Ridership Programs, Air Pollution Reduction programs, Workforce Development Programs, Low-Income Car Share, Tenant Legal Counseling

# Project Area Types



## TOD: Transit Oriented Development

- High-quality transit (HQT): 20 min frequency BRT or Rail
- 30 units/acre min.



## ICP: Integrated Connectivity Project

- No HQT but Qualifying Transit departs 2x Peak Hours
- 20 units/acre min.



## RIPA: Rural Innovation Project Area

- HQT or Qualifying Transit in a Rural Area
- 15 units/acre min.



# Project Threshold



## Key threshold items:

- Projects supports SCS or equivalent planning document
- Completion and approval or adoption of all necessary environmental clearances
- All necessary discretionary local land use approvals, excluding design review, have been granted
- Not party to active litigation
- Construction has not commenced
- All-electric Design
- Broadband connection
- Not on Agricultural Land – infill exemption for projects on tribal land or land owned by tribes



# Scoring Criteria

AHSC is a competitive program. Scoring is based on a 100-point scale and no project is expected to get full points.

- **GHG Reduction Scoring (30 Points)**
  - Transit and Shared Mobility GHG - 5 pts
  - Project Area GHG - 10 pts
  - GHG Efficiency - 15 pts
- **Narrative-Based Policy Scoring (20 Points)**
  - Climate Adaptation & Community Resiliency - 7 pts
  - Community Benefit & Engagement - 6 pts
  - Collaboration & Planning - 4 pts
  - Equity & Transformation - 3 pts



# Scoring Criteria



- **Quantitative Policy Scoring (QPS) (50 Points)**
  - Sustainable Transportation - 20 points
  - Location Efficiency and Local Context - 13 pts
  - Housing Affordability and Funds Committed - 9 pts
  - Anti-Displacement Strategies - 4 pts
  - Local Workforce Development & Hiring Practices - 4 pts

# Frequent Questions from Tribal Applicants

- **Tribal entities:** Tribes or TDHEs, federally recognized tribes, NAHC listed tribes (pg. 79)
- **Indian Country:** following 18 USC 1151; any rancheria, reservation, trust, or acquired land (pg. 72)
- **Site control:** title status report or attorney's opinion. Projects should be in Indian Country, or located on parcel(s) owned by a Tribal Entity in fee or trust land or for which the Tribal Entity has leasehold security that satisfies the requirements of UMR 8316 (pg. 77).
- **State relocation assistance law** does not apply to tribes who are on trust land or using NAHASDA funding.
- **LWSI:** Program does not require a Limited Waiver of Sovereignty Immunity (pg. 77)
- **AB1010** Waivers (HSC Section 50460) (pg. 81)
- **Appendix B** in guidelines lay out the conditions of award (pg. 81)
- **AMI:** allowed to use HUD's income guidelines if the tribe's service area is lower than HUD's. (pg. 67)
- **Net Density Requirements:** There are allowable deductible areas, including areas that are non-developable due to natural landscape features (pg. 74)
  - 15-30 du/acre based on project area type (Rural: 15)\
- **Areas for future consideration:** Alignment with Tribal Housing Grant Program, Funding type (i.e. grant vs. loan)

# Case Studies





# Kashia Windsor Housing

- Round 7 Awardee – August 2023
- Partners:
  - Town of Windsor
  - Kashia Band of Pomo Indians of Stewards Point Rancheria
  - Burbank Housing
  - Sonoma-Marín Area Rail Transit (SMART) District
- 54 affordable homes
- Net Density: 23.7 du/acres
- Awarded ~\$20M
  - Housing - \$10.2M
  - Transportation \$9.2M
  - Programs – \$570K
- Mixed-use with office space for tribal headquarters, public gallery for community education



*Renderings Courtesy of Burbank Housing*

# Shasta Lake Downtown Revitalization

- Round 6 Awardee – January 2022
- Partners:
  - Redding Rancheria Tribe (via its affiliate the Win River Company)
  - City of Shasta Lake
  - Community Revitalization and Development Corporation
- Awarded \$16.5M
  - Housing - \$8.3M
  - Transportation - \$7.9M
  - PGM - \$271K
- Did not include any transit improvements, focused on active transportation improvements and solar improvements
- 23.45 units/acre
- Includes a partnership with the SMART Resource Center and the Northern Rural Training and Employment Consortium (NoRTEC) to provide career ladder employment services in the region



# Arcata 30th Street Commons Project

- Round 5 Awardee – June 2020
- Partners:
  - City of Arcata
  - Yurok Indian Housing Authority
  - Humboldt Transit Authority
- Awarded 11.4M
  - Housing - \$8.5M
  - Transportation - \$2.2M
  - PGM - \$700K
- 36 units of a mixed-use affordable housing
- Several bike lanes, walkways, one-mile trail, pedestrian bridge, and purchase an e-bus
- Net Density: 18 du/acre



# Resources

- **SGC Website**
  - Past & Current Program Guidelines
  - Quantification Methodology
  - Program Eligibility Guide & Awards
  - Past Award Information
  - Workshop Recordings
- **Technical Assistance**
  - Request for Technical Assistance
  - AHSC 101 webinar recording

Starting point: <https://sgc.ca.gov/programs/ahsc/>







# GRANT READINESS

Project Planning to Achieve Grant Success





# Who is LACO?

- Native-owned consulting firm
- Founded in 1954 in Eureka, California
- Core Services:
  - Civil Engineering, Land Use/Environmental Planning, Land Surveying, Grant Writing
- Tribal Clients: 33
- Active Tribal Projects: 33
- Total Tribal Projects Supported: 219





# Presenters



**Jordan Blough**  
Grant and Funding  
Development Director  
bloughj@lacoassociates.com



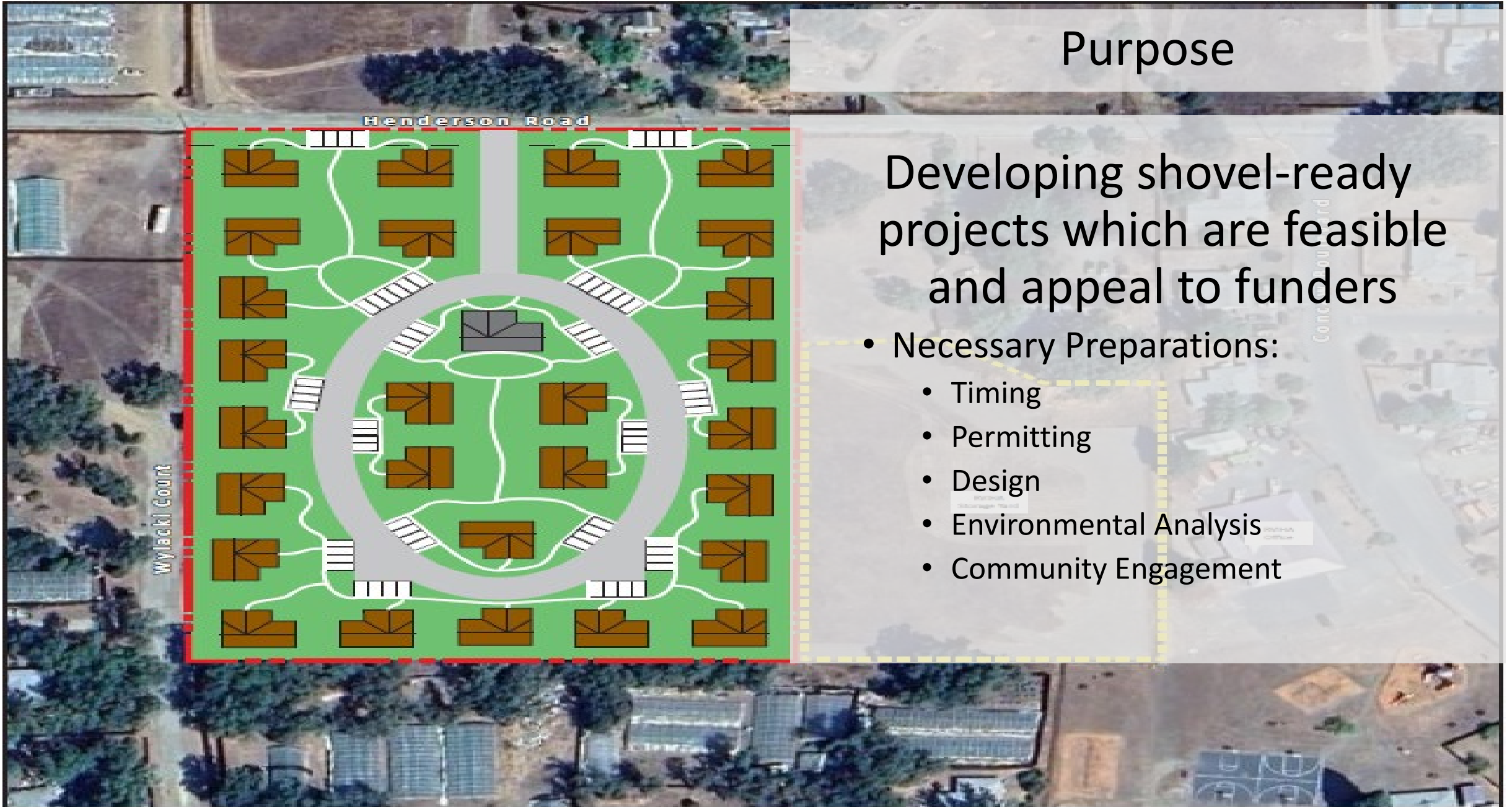
**Kevin Doble**  
Senior Project Manager/Director  
of Business Development  
doblek@lacoassociates.com

**LACO**

## Purpose

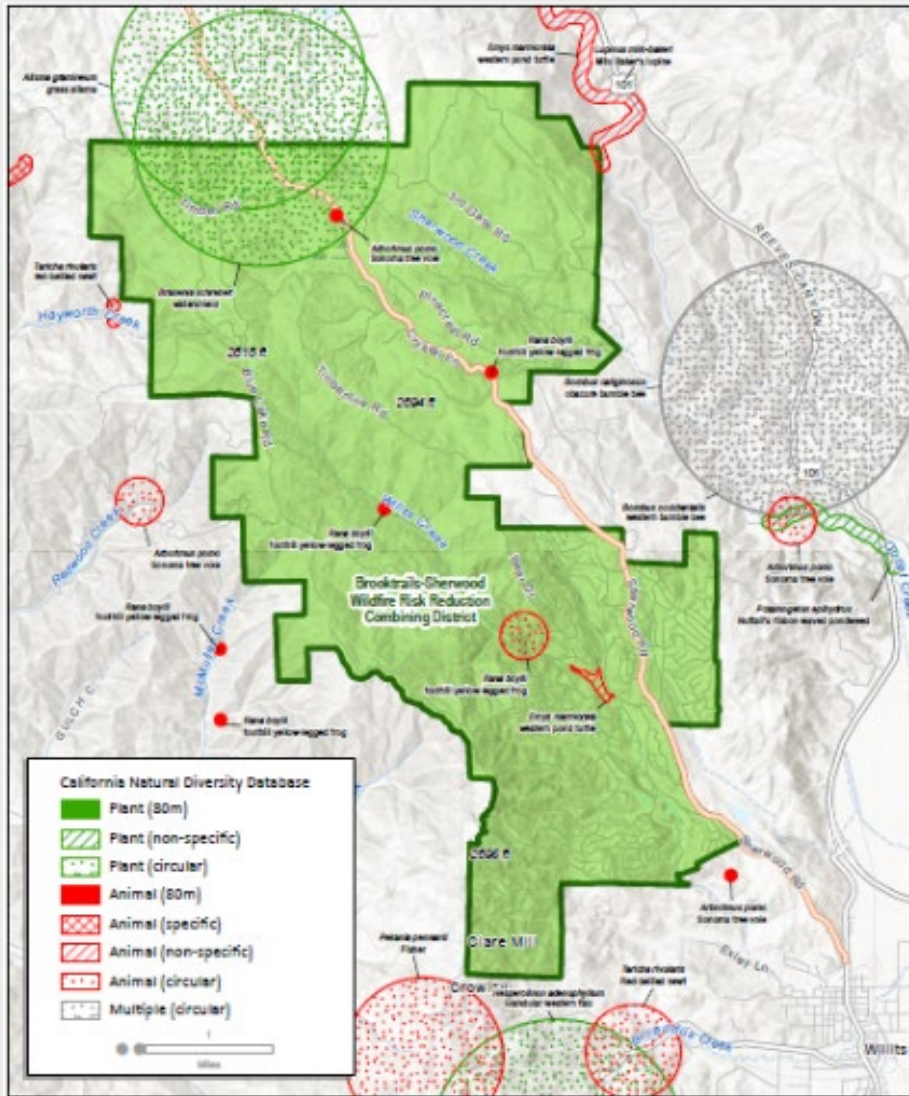
Developing shovel-ready projects which are feasible and appeal to funders

- Necessary Preparations:
  - Timing
  - Permitting
  - Design
  - Environmental Analysis
  - Community Engagement





# Early Stages: Concept



- Project Scoping
  - Define the project as thoroughly as possible at this stage
- Project Site Considerations
  - Trust vs Fee Land
  - Size
  - Utility Access
  - Proximity to other services
- Building Consensus
  - Tribal Council
  - Community
  - Other Stakeholders?
- Identifying Necessary Expertise
  - Cultural resources? Biological/botanical study? Well Analysis? Civil Design? Architecture?



An aerial photograph of a construction site. In the foreground, the steel skeleton of a building is under construction, showing a grid of columns and beams. The ground is a mix of dirt and concrete. In the background, there are other structures and materials, including a large white sheet of material. The overall scene is a busy construction site.

# Consultant Selection

- What to look for when selecting a consultant
  - Subject matter expertise
  - Experience with Trust/Fee lands
  - One stop shop or piecemeal?
- Ensuring consistent understanding across the project team
- Team coordination



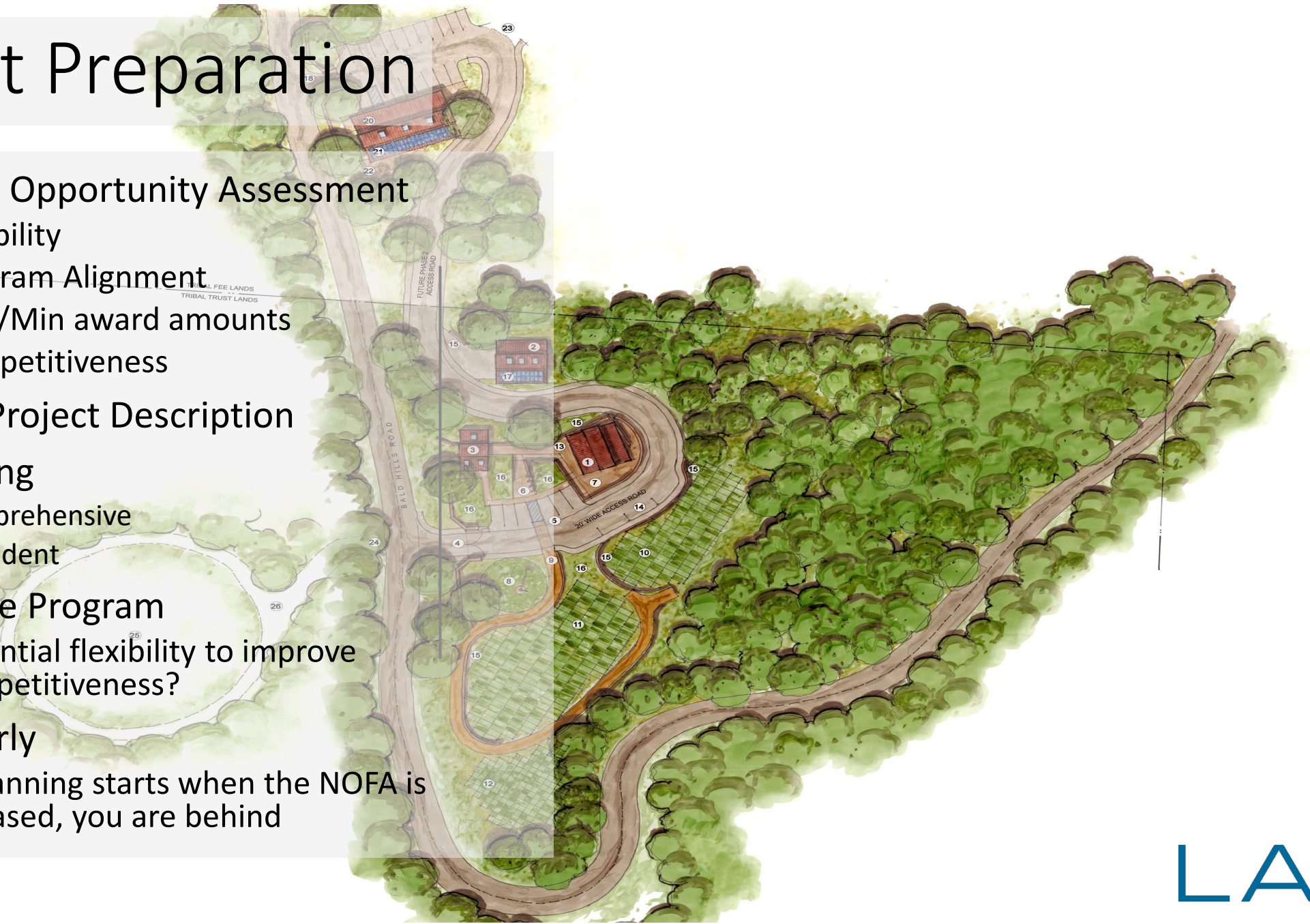
# Site Analysis



- Master Plan?
- Special Studies
  - Consider necessary survey timing
- Entitlements and Approvals
  - Land use authority?
  - Application and processing timelines?
- Resource Agency Permits
  - State Water Resources Control Board
  - California/US Dept. of Fish and Wildlife
  - Army Corp of Engineers
- Environmental Clearance
  - NEPA, CEQA, or Both?

# Grant Preparation

- Funding Opportunity Assessment
  - Eligibility
  - Program Alignment
  - Max/Min award amounts
  - Competitiveness
- Strong Project Description
- Budgeting
  - Comprehensive
  - Confident
- Fit to the Program
  - Potential flexibility to improve competitiveness?
- Start Early
  - If planning starts when the NOFA is released, you are behind





# Other Notes

- Take advantage of TA opportunities
- Build relationships with funders and potential partners consistently
- Take a discerning approach to selecting funding sources
- Long-term planning leads to confident decision making



# THANK YOU

Questions?



LACO

# 2024 Tribal Homekey+ NOFA

## Overview

Stacy Hernandez, State Tribal Program Manager

November 2024

CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE | **DSFA**



# Homekey Tribal Team

- Stacy Hernandez, Program Manager
- Deborah Lindfeldt, Program Section Chief
- Josephine Hernandez, HKT Program Representative
- Katherine Yang, HKT Program Representative
- Jared Murti, HKT Program Representative
- Laura Bateman, Specialist II





## 2023 Homekey Tribal NOFA

- Department's 1<sup>st</sup> Tribal-specific NOFA
- \$81 million dedicated to Tribal Entities
- First time oversubscribed
  - 14 applications received totaling approximately \$110 million
- Most funds awarded
  - 10 awards to date
  - Approximately \$71 million in grant funding to Tribal Entities
  - 172 Units of permanent affordable housing



## 2024 Tribal Homekey+ NOFA

- Retains many Tribal Homekey provisions
- Increased funding
- Improved application and review processes





# 2024 Tribal Homekey+ NOFA

## NOFA Overview and Timeline



CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



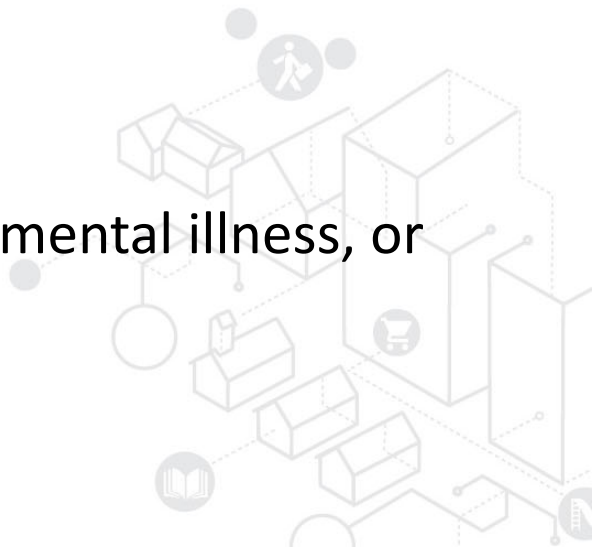


## Funds Available

- Approximately \$121 Million
  - \$89.4M Behavioral Health Infrastructure Bond Act (Proposition 1, 2024) approved by voters on March 5, 2024, and
  - \$32.3M Homeless Housing, Assistance and Prevention (HHAP) supplemental funding



### Funding Type and Purpose

- Grants will be awarded through a non-competitive, over-the counter process to provide funding for Permanent Supportive Housing for households:
    - Experiencing, or At Risk of Homelessness, **and**
    - Having a Behavioral Health Challenge, including mental illness, or substance use challenge
- 



# NOFA TIMELINE

## Fall 2024

- DRAFT NOFA RELEASE
- STAKEHOLDER FEEDBACK

## Winter 2024-2025

- FINAL NOFA RELEASE
- APPLICATION RELEASE
- NOFA WORKSHOPS
- PREAPPLICATION MEETINGS

## Spring 2025

- AWARD ANNOUNCEMENTS
- ONGOING UNTIL FUNDS ARE EXPENDED

## Summer 2025

- STANDARD AGREEMENTS ISSUED







# 2024 Tribal Homekey+ NOFA

Eligible Applicant, Uses & Activities

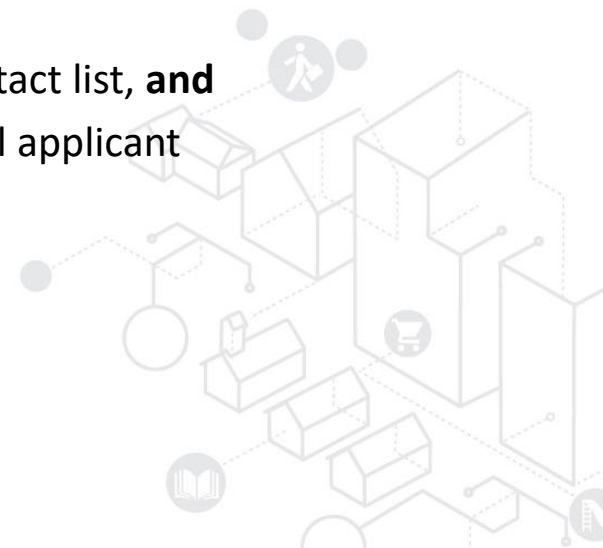


CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Tribal Entities, including:

- Federally Recognized Tribes
- Tribally Designated Housing Entities (TDHE), or
- California Tribes which are:
  - Listed on the Bureau of Indian Affairs (BIA) petitioner list, **or**
  - Listed on the California Native American Heritage Commission contact list, **and**
  - Has formed a separate legal entity, which is controlled by the Tribal applicant



# Eligible Co-applicants

- Eligible Tribal Entities may apply individually or jointly with other Tribal Entities, local jurisdictions, for-profit or non-profit corporations, limited liability companies or limited partnerships as co-applicants.





### Development of Permanent Supportive Housing projects serving the Target Population including:

- New construction of dwelling units
- Acquisition and Rehabilitation of existing units
- Conversion of existing non-residential buildings to residential housing
- Scattered Site Housing
- Shared Housing



# Multifamily Rental Housing Projects

- Having at least 5 units
- “Unit” is an individual residential dwelling space (apartments, townhouses, multi-plexes or single-family homes)
- “Assisted Units” are those units receiving Tribal Homekey+ funding and subject to the income, rent, and occupancy requirements of the program
- Occupancy is restricted to the Target Population



# Target Population

- Households experiencing, or At Risk of Homelessness and experiencing a Behavioral Health Challenge, with incomes at or below 60% of Area Median Income (AMI):
  - Homeless or At Risk of Homelessness as defined in 24 CFR 578.3, or the Tribal Admissions and Occupancy Standards, as applicable
  - Behavioral Health Challenge means a serious mental health illness or dependency addiction
  - Household income at or below 60% AMI
    - “AMI” means the current TCAC median income for the county where the project is located, or the United States median income
    - Applicants may choose which AMI is most beneficial to the project
    - For projects proposing Low Income Housing Tax Credits (LIHTC), incomes may exceed 60%, subject to LIHTC rules for income averaging







# 2024 Tribal Homekey+ NOFA

Funding Maximums, Subsidy and Match Requirements



CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Max Capital Grant Baseline

### The Capital Funding grant amount shall be the lesser of

- A base amount of \$300,000 per Assisted Unit, adjusted for bedroom size and deeper affordability;
- Gap funding, not to exceed total eligible costs required, when considered with other available financing and assistance, including the full amount of any tax credit equity; or
- \$10,000,000 per project
  - Grants are calculated based on the number of Tribal Homekey+ Assisted Units
  - Up to 100% Homekey+ funding if 100% of units are Tribal Homekey+ Assisted Units



### Up to 10% for Extraordinary Costs:

- Local Government conditions of approval
- Remote location or geographic challenges requiring extensive infrastructure, costs of housing and transporting workers, or labor force shortages
- Other unique project-specific circumstances





### The Capital Grant may exceed the baseline limit if:

- The applicant demonstrates that the project is infeasible without supplemental assistance
- The Total Development Cost (TDC) does not exceed 130% of NAHASDA TDC limits (PIH Notice 2022-16)
- The total Grant, including baseline plus supplemental funding, does not exceed \$12 million



# Operating Subsidy & Match

- Basic requirements:
  - 3 years match + 3 years Homekey+ = 6-year duration
  - 4 years match + 4 years Homekey+ = 8-year duration
  - 5 years match + 5 years Homekey+ = 10-year duration
- Exceptions:
  - HCD may waive the match requirement
  - HCD may extend the duration
  - AB1010 waiver not required





# 2024 Tribal Homekey+ NOFA

Application Process & Requirements



CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT





### Over-the-Counter

- Non-competitive
- First submitted, first reviewed
- Corrections and completion prior to award
- Mandatory pre-app meeting and technical assistance throughout process
- Complete, accurate and timely submission encouraged
- Continuous awards until funds are exhausted



# Affordability Term

- 55 years if subject to CEQA & seeking exception under HSC 50675.1.5; otherwise
- 30 years if outside Indian Country or on fee land within Indian country; or
- 25 years if on trust land, subject to long-term ground lease requiring BIA approval



# Local, State and Federal Laws

- Applicants must comply with local, state and federal laws, as applicable
- Understanding which laws are applicable will vary depending upon several factors including:
  - Project location within or outside Indian Country
  - Sources of project funding
  - The Tribal Entity's status
  - Tribal Law adopted by constitution, ordinance or resolution



# Federally Recognized Tribes

Applicable Exemptions	
Tenant selection and operations	Building codes and enforcement
Prevailing wages and Tribally Determined Wages	Accessibility and Nondiscrimination
Environmental clearances	Relocation





# Limited Waiver of Sovereign Immunity

- Required for all Tribal Homekey+ awards
- Provisions that ensure compliance with Program Award
- Included in NOFA and Standard Agreement
- Applicants may be required to submit a Resolution to adopt



# Disbursements

- Standard Agreement Executed
- Conditions precedent to disbursement met
- Request for Funds submitted
  - Up to 100% of total grant funds may be disbursed, subject to conditions specified in the standard agreement
  - May include costs incurred no earlier than January 1, 2024



## Contact Information

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## Homekey Grant Awards to Create 533 Permanent Supportive Homes

Funding awarded to nine projects in nine communities statewide.

[View Press Release](#)

### Homekey Round 3

1 2 3 4 5



# Overview: 2025 Tribal Multifamily Finance Super NOFA (TMFSN) Draft

Tribal MFSN Team:

[StateTribalFunding@hcd.ca.gov](mailto:StateTribalFunding@hcd.ca.gov)





# Meeting Goals & Objectives

**Overview of Program Background and Requirements**

**Timeline of Program**

**Listening Sessions**

**Questions**



# Welcome and Introductions

## Tribal MFSN Introductions

- Lindsey Slama, Program Specialist
- Deb Lindfeldt, Section Chief
- Stacy Hernandez, Program Manager
- Patty Fado, Branch Chief

**Tribal Multifamily  
Finance Super  
Notice of Funding Availability  
(TMFSN)**







# Background: Why a Multifamily Super NOFA (MFSN)?

## AB 434 (2019)

- Requires streamlining of HCD funding programs
- Multiple programs included in a single Notice of Funding Availability (NOFA)
- Applicants may request funding for multiple programs in a single application

# TMFSN Overview: Program Requirements





# TMFSN Overview: Programs Included

## Total \$54 million this round

### Multifamily Housing Program (MHP): \$30 million

- Loans to assist the new construction, rehabilitation, and conversion of permanent and transitional rental housing for Lower Income households.

### Infill Infrastructure Grant Program (IIG): \$24 million

- Grant assistance for infrastructure improvements necessary for specific residential or mixed-use infill development projects.



# TMFSN Overview: Basic Program Requirements MHP & IIG

## Eligible Sponsor/ Applicant:

- **Tribal Entities in California with the experience and ability to develop, own, and operate affordable housing**
  - Co-applicant: city, county, local public entity, non-profit or for-profit corporation, LLC, and/or LP





# TMFSN Overview: Basic Program Requirements MHP & IIG (continued)

**Site Control:** At time of application or within a reasonable period, as determined by HCD

**Affordability:** At or below 60% of Area Median Income (AMI)

**Affordability Period:** 55 years

- 50 years on trust land subject to BIA approval



# TMFSN Overview: Multifamily Housing Program (MHP)

## Funding Amount/ Limits (2025 only):

- MHP funds \$30 million
  - \$8 million max per application
  - \$300,000 base amount per restricted unit (adjusted for size and affordability)



# TMFSN Overview: Multifamily Housing Program (MHP) (continued)

## Eligible Projects

- Permanent financing*** for new construction, rehabilitation, or conversion of a nonresidential structure to permanent and transitional rental housing,
- Five or more units, and
- One or more of the following:
  - Large family units
  - Senior (55+ years of age)
  - Farmworker housing
  - High risk of conversion (TCAC definition)
  - Special Needs populations



# TMFSN Overview: Multifamily Housing Program (MHP) (continued)

## Terms and Limits

- 55-year loan at 3% interest, deferred
  - 50 years on trust land subject to BIA-approval
- Competitive

## Targets

- If possible, 20% of total MHP funds (\$6m) will be awarded to senior projects





# TMFSN Overview: Infill Infrastructure Grant (IIG) Program

## Funding Amount/ Limits (2025 only)

- IIG funds \$24 million
- \$5 million max per application

## Terms and Limits:

- Grant, based on:
  - # of units
  - # of bedrooms/ unit
  - Density & Affordability
- Competitive or Over the Counter based on County



# TMFSN Overview: Infill Infrastructure Grant (IIG) Program (continued)

**Capital Improvement Project (CIP):** construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of the following:

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"><li>○ Parks or Open Space</li><li>○ Water, sewer, or other utility service improvements (incl. internet and electric vehicle infrastructure)</li></ul> | <ul style="list-style-type: none"><li>○ Transit linkages or facilities</li><li>○ Facilities that support pedestrian or bicycle transit</li><li>○ Traffic mitigation, sidewalk, or streetscape improvements</li><li>○ Streets/ Roads</li></ul> | <ul style="list-style-type: none"><li>○ Factory-Built Housing components</li><li>○ Adaptive Reuse</li><li>○ Site preparation or demolition</li><li>○ Transit Station Structured Parking</li></ul> |
|--|---|---|

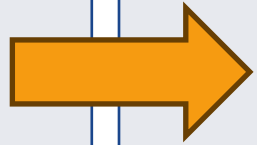


# TMFSN Overview: Infill Infrastructure Grant (IIG) Program (continued)

## Other Terms and Requirements

Must be a **Qualifying Infill Project** in an:

A residential or mixed-use development project located in an urbanized area

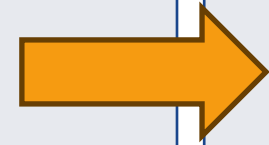


**Urbanized Area**\* with:

An incorporated city. Unincorporated areas must be in the local general plan for urban development, served by public sewer and water systems.

- *\*Tribal Entities may request an exemption for location in an Urbanized Area.*

- Project must be on a previously developed site or a vacant site in which most of adjoining parcels are developed with urban uses



**Urban Uses:**

Any residential, commercial industrial, public institutional, transit or transportation passenger facility, or retail use, or any combination.



## TMFSN Overview: Infill Infrastructure Grant (IIG) Program (continued)

<b>IIG Grant Amount Calculation</b>					
<b>Income Level &amp; Tenure</b>	<b>0-Bdrm</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>
IIG Unrestricted*	\$4,300	\$8,500	\$12,700	\$16,900	\$21,200
60% AMI Rental	\$36,600	\$40,800	\$49,200	\$57,600	\$63,400
50% AMI Rental	\$42,300	\$47,900	\$54,900	\$66,000	\$70,400
30% AMI Rental	\$49,200	\$52,100	\$59,100	\$76,000	\$80,200

*\*IIG Unrestricted: An unrestricted unit for the purposes of calculating grant amounts in IIG is any Unit that is not income- or Rent-restricted according to the AMI levels specified in any of the Designated Program Guidelines.*





# TMFSN Overview: Infill Infrastructure Grant (IIG) Program (continued)

Net Density Adjustment Factor	
Net Density (Housing units per acre)	Adjustment Factor
Fewer than 45	1
45 – 49.9	1.04
50 – 54.9	1.08
55 – 59.9	1.12
60 – 64.9	1.16
65 – 69.9	1.20
70 – 74.9	1.24
75 – 79.9	1.28



# TMFSN Program Timeline

Draft NOFA  
• **November 2024**

Workshop/  
Listening Sessions  
• **November 2024**

Final NOFA Posted  
• **February 2025**





# TMFSN Program Timeline (continued)

NOFA  
Workshops

• **March 2025**

Application  
Released

• **March 2025**

Application  
Portal Open

• **April 2025**

Application  
Deadline

• **February 2026**



# Listening Sessions

**Join us to provide feedback for the  
final Tribal MFSN!**

**In-Person:**

**Friday, November 15, 2024**

**10am-12pm**

**Virtual:**

**Tuesday, November 19, 2024**

**1-3pm**







# Tribal MFSN Team Contact Information

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### Homekey

Funding to acquire or rehabilitate buildings and create housing for people experiencing or at-risk of homelessness.



### Statewide Housing Plan

Interactive report that lays out a vision to ensure every Californian has a safe, stable, affordable home.



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**Questions?**





# **Tribal Homeless Housing, Assistance and Prevention Program (Tribal HHAP), Round 3**

Amy Lopez, SSM I, Tribal Affairs

November 13, 2024

[Amy.Lopez@hcd.ca.gov](mailto:Amy.Lopez@hcd.ca.gov)





# Tribal HHAP Overview

- Tribal HHAP was created by AB 140 (The 2021 Budget Act) as a tribal allocation set-aside from the HHAP program.
- Tribal HHAP is now in its 3rd Round.
- Dedicated funding for Federally Recognized Tribes of California.
- Initially administered by California Interagency on Homelessness (Cal ICH), but transferred to HCD on July 1, 2024, due to the 2024 Budget Act.
- Per statute, each Tribal Applicant is awarded (HSC section 50234(a)(4)(A))



# Tribal HHAP Purpose

- Provides flexible funding to support culturally responsive interventions to prevent and address homelessness within Tribal communities across three major categories:
  - Permanent housing solutions,
  - Interim housing solutions, and
  - Services
- At least 10% of funds will meet the needs of homeless youth or youth at risk of homelessness.



# Timeline and Update

- Round 3 NOFA released on March 19, 2024.
- Round 3 Applications were due on June 28, 2024.

<b>Tribal HHAP, Round 3</b>	<b>Details</b>
<b>Amount of the NOFA</b>	\$20 million
<b># of Applications Received</b>	37
<b>Total Dollars Requested</b>	\$123,234,114.28
<b>Total Oversubscribed Amount</b>	Over \$103 million

- Increase of 15 applicants from the Tribal HHAP Round 2 NOFA





## Next Steps for Round 3

- Currently processing Standard Agreements (grant contracts) for Round 3 Tribal HHAP grantees.
  - Due to program oversubscription, budget revisions were necessary.
- After Standard Agreements are executed, applicants receive funds in a one-time disbursement.
- Technical Assistance is available to grantees in partnership with California Coalition of Rural Housing (CCRH)
- Tribal HHAP Staff will continue to assist grantees and oversee quarterly and annual reporting requirements. HSC section 50234(a)(4)(A)



# Round 4 NOFA

- **Tribal HHAP Round 4 NOFA is slated to be released in March 2025.**
- Tribal outreach and formal consultation is planned to take place prior to the NOFA's release.

**Questions/comments**

**Contact us!**

**[TribalHHAP@hcd.ca.gov](mailto:TribalHHAP@hcd.ca.gov)**