

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

Tribal MFSN Team:

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



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)

IIG Grant Amount Calculation					
Income Level & Tenure	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
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

Program Email: StateTribalFunding@hcd.ca.gov

Deborah Lindfeldt, Program Section Chief:
deborah.lindfeldt@hcd.ca.gov

Stacy Hernandez, Program Manager:
stacy.hernandez@hcd.ca.gov

Lindsey Slama, Program Specialist:
lindsey.slama@hcd.ca.gov

Josephine Hernandez, Tribal Program Representative:
Josephine.hernandez@hcd.ca.gov

Katherine Yang, Tribal Program Representative:
Katherine.Yang@hcd.ca.gov

Jared Murti, Tribal Program Representative:
Jared.Murti@hcd.ca.gov



Stay in the know: Sign up for HCD email at www.hcd.ca.gov



California Department of
**Housing and Community
Development**

Grants &
Funding

Manufactured &
Mobilehomes

Building
Standards

Planning & Community
Development

Policy &
Research

About
HCD

Statewide Housing Plan

The Statewide Housing Plan lays out a vision to ensure every Californian has a safe, stable, and affordable home.

[Learn More](#)



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.



ReCoverCA

Recovery grants for homeowners impacted by eligible natural disasters.



Housing Open Data Tools

Learn about and track progress on homelessness and the planning and construction of safe, affordable homes.



Follow HCD on Social Media



Like us on Facebook: [/CaliforniaHCD](#)



Follow us on Twitter/ X: [@California_HCD](#)



Follow us on LinkedIn: [/company/californiahcd](#)

Questions?

