

STATE OF CALIFORNIA

**SECTION 811 PROJECT
RENTAL ASSISTANCE
DEMONSTRATION PROGRAM**

**NOFA AND APPLICATION
WEBINAR**

Application Submittal

- ▶ Applications accepted beginning September 2, 2014 OTC, until all funds awarded
- ▶ 11.2 million available
- ▶ HUD811app@spmail.CalHFA.ca.gov

Complete Application

1. Application Narrative (WORD Form)
 2. Application Information Tables (Excel File)
 3. MOU with Tenant Referral Organizations (TROs)*
 4. Section 811 PRA Tenant Selection Plan (TSP)*
 5. Affirmative Marketing Analysis
 6. Documentation of federal overlay compliance
- ▶ Documents submitted by Project Developer working with TROs to complete them

Project-Based Rental Assistance

- ▶ HUD Contract Rent: TCAC 50% AMI Rent
- ▶ RA pays difference between 30% adjusted tenant income (or other Section 8 TTP) and 50% AMI Rent
- ▶ 5-year initial assistance term, subject to annual renewals
- ▶ 20-year RAC w/30 year use restriction
- ▶ Agreements with CalHFA

Eligible Tenants

- ▶ Disabled
 1. residing in inpatient facility (e.g. nursing home, ICF, developmental center) at least 90 days (MediCal paid one or more days of that stay)
 2. At-risk of placement in an inpatient facility due to loss of housing
- ▶ Enrolled in Medicaid HCB Waiver or State Plan Services
- ▶ 18–61 at time of initial assistance
- ▶ 30% AMI or below
- ▶ DHCS to verify medical eligibility

Eligible NOFA Applicants

- ▶ Multifamily Project Sponsor
 - Application submittal: Developer
 - RAC: single-asset ownership entity of the development, or the project owner if the project is not owned by a single-asset entity.
- ▶ Must partner with approved TROs in service area of project (at least one DHCS CCT and Regional Center TRO)

Eligible TROs

- ▶ Current CCT Program provider or organization willing to become a CCT provider
- ▶ Regional Center for developmentally disabled, or entity which contracts with Regional Center to provide tenant referrals and housing placements
- ▶ CCTs
<http://www.dhcs.ca.gov/services/ltc/Pages/CCT.aspx>
- ▶ Regional Centers:
<http://www.dds.ca.gov/RC/RCLookup.cfm>

Eligible Projects

- ▶ Multifamily Rental: 5+ units
- ▶ Completed projects (Existing) or,
- ▶ Planned new construction (RNC) or Rehab
- ▶ Construction activity has begun with no other federal funds -- must wait until completion to apply
 - Federal environmental clearance
 - Possible Davis-Bacon compliance

Eligible Projects

- ▶ Must have TCAC, HCD, or CalHFA development financing
- ▶ No more than 25% of units:
 - Can receive PRA funds
 - Be restricted to supportive housing for disabled
 - Have occupancy preference or restriction to disabled
- ▶ Existing units to receive PRA: no long-term operating subsidy in last 6 mo.* (e.g. Sec 8).
- ▶ All PRA units occupied within 24 months of State Agreement with HUD (by June 2016)

Award Amounts

- ▶ Minimum of 5 PRA units per application
- ▶ Maximum unit # is 10% of PRA-eligible tenants in CCT provider service area, plus additional units that can be justified, (with State approval), based on anticipated transitions of the TROs.
- ▶ No more than 30% of available funds to one Sponsor, or 50% to one county

8/11 PRA Needs Data

Provider County	Provider Legal Na	Ethnicity Code De	Language Code D	Gender Code (C1)	Age (C1)	Total CIN Unduplic
Alameda	AAKASH INC	Asian Indian	English	F	58	1
		Asian Indian			Total:	1
		Black	English	F	28	1
			English	M	48	1
		Black			Total:	2
		Filipino	English	F	45	1
			English	F	46	1
		Filipino			Total:	2
		Hispanic	English	F	43	1
		Hispanic			Total:	1
		Other Asian or Pacif	Other Non-English	M	59	1
		Other Asian or Pacific Islander			Total:	1
		Samoan	English	M	27	1
		Samoan			Total:	1
		White	English	M	54	1
		White			Total:	1
	AAKASH INC				Total:	9
Provider County	Provider Legal Na	Ethnicity Code De	Language Code D	Gender Code (C1)	Age (C1)	Total CIN Unduplic



Award Amounts

- ▶ Applications can contain more than one project in a single county
 - PRA Units can “float” among eligible projects, until a specific tenant is ready to move in.
- ▶ Project Sponsor can submit multiple applications in multiple counties

4	Project:	Rose Garden Apartments											
5	Address:	212 Main Street; Sacramento, CA 95811											
6	A: Bedroom Type (1, 2, 3, etc.)	B: Number of Units	C: Actual Targeted AMI %	D: Actual Targeted Maximum Rent per Unit	E: AMI Used to Compute Rental Assistance *	F: Monthly Maximum Rent per Unit (from E)	G: Utility Allowance	H: Monthly Net Rent per Unit (F - G)	I: Estimated Tenant Rent Payment per Unit	J: Total Monthly Estimated Tenant Rent	K: Estimated Rental Assistance per Unit	L: Total Monthly Estimated Rental Assistance	
7	1	3	30%	\$523	50%	\$873	\$50	\$823	\$288	\$864	\$535	\$1,605	
8	1	2	40%	\$698	50%	\$873	\$50	\$823	\$288	\$576	\$535	\$1,070	
9	1	3	45%	\$785	50%	\$873	\$50	\$823	\$288	\$864	\$535	\$1,605	
10	2	2	30%	\$628	50%	\$1,047	\$75	\$972	\$288	\$576	\$684	\$1,368	
11	2	5	50%	\$1,047	50%	\$1,047	\$75	\$972	\$288	\$1,440	\$684	\$3,420	
12								\$0		\$0	\$0	\$0	
13								\$0		\$0	\$0	\$0	
14								\$0		\$0	\$0	\$0	
15								\$0		\$0	\$0	\$0	
16								\$0		\$0	\$0	\$0	
17								\$0		\$0	\$0	\$0	
18								\$0		\$0	\$0	\$0	
19								\$0		\$0	\$0	\$0	
20								\$0		\$0	\$0	\$0	
21								\$0		\$0	\$0	\$0	
22								\$0		\$0	\$0	\$0	
23								\$0		\$0	\$0	\$0	
24								\$0		\$0	\$0	\$0	
25								\$0		\$0	\$0	\$0	
26								\$0		\$0	\$0	\$0	
27								\$0		\$0	\$0	\$0	
28	TOTAL UNITS REQUESTED	15	Total units requested must not exceed the limits set forth under the NOFA. Adjustments to the amounts requested may be made to conform to NOFA									\$4,320	\$9,068
32	ANNUAL REVENUE								YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
33	Total Proposed Annual Revenue (Tenant + Rental Assistance)								\$160,656	\$163,351	\$166,094	\$168,887	\$171,731
35	Total Annual Revenue From Tenant Rent Payments								\$51,840	\$52,358	\$52,882	\$53,411	\$53,945
36	Annual Increase 1.0%								\$518	\$524	\$529	\$534	
37	Total Annual Rental Assistance								\$108,816	\$110,992	\$113,212	\$115,476	\$117,786
38	Annual Increase 2.0%								\$2,176	\$2,220	\$2,264	\$2,310	
39	TOTAL RENTAL SUBSIDY												
40													
41													

Application Evaluation

- ▶ Applicant or Property Manager Experience
 - At least 1 project with services to special needs populations
 - Sec 8 TRACS, EIV and rent calculation experience
 - PRA Projects have no significant State monitoring findings or program compliance issues

Application Evaluation

TRO Experience and Capacity

- ▶ Experience providing transition coordination services
- ▶ Conducting clinical assessments and developing care plans
- ▶ Securing housing & arranging for the delivery of LTSS
- ▶ Data collection, quality assurance reviews, records management

Application Evaluation

- ▶ Evaluate Project Suitability
 - PRA projects must have access to appropriate services, accessible transportation, and commercial facilities to ensure greater integration of persons with disabilities in the broader community
 - Describe how each proposed PRA project meets these criteria

File Home Insert Page Layout References Mailings Review View

Arial 16

Font Paragraph Styles

Clipboard Editing

Navigation

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RESOLUTION NO.

THE GOVERNING B...

WHEREAS:

IT IS NOW THEREFO...

Project Name:	Address:	City:	Zip Code:
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Community Feature	Miles from Project	Community Feature	Miles from Project
"Paratransit" service Available (Yes/No)	XXXXX	Entertainment Venues	
Public Trans. Stop		Library	
Full-Service Grocery		Bank/Credit Union	
Convenience Store		Community Center	
Shopping Centers		Post Office	
Public Parks		Fire/Police	
Major Health Care Providers		Other: (Specify)	
Hospital		Other: (Specify)	
Pharmacy		Other: (Specify)	

Additional Explanation: (Optional)

Federal Overlay Requirements

- ▶ Housing Standards
- ▶ Accessibility
- ▶ Affirmative Marketing and Tenant Selection
- ▶ Full Disclosure of Available Housing
- ▶ Limited English Proficiency
- ▶ Davis–Bacon Labor Standards
- ▶ Energy and Water Conservation
- ▶ Environmental Review
- ▶ Lead–Based Paint

Housing Standards

- ▶ PRA assisted units must meet applicable housing codes, ordinances, zoning requirements and minimum Uniform Physical Condition Standards (UPCS)
- ▶ **Signed certification from project architect, or qualified 3rd-party inspector**

Accessibility

- ▶ **PRA Projects must meet:**
 - Uniform Federal Accessibility Standards (UFAS)
 - Section 504
 - Fair Housing Act Design and Construction Standards
 - CA Accessibility Requirements (Chapter 11A)
- ▶ **Standards at time of project construction or rehabilitation**
- ▶ **Signed certification from project architect, or qualified 3rd-party inspector**

Affirmative Marketing

- ▶ Tenant-referral organizations responsible
- ▶ Must market PRA program
 1. to those least likely to apply due to their underrepresentation based on race/ethnicity, gender, and first language (Affirmative Marketing) and
 2. facility/service area-wide
- ▶ **Affirmative Marketing begins prior to start of regular general program outreach and referral**
- ▶ Affirmative marketing analysis should be provided with Application so as not to delay program marketing
- ▶ Data and Form Provided by State. Must be updated annually

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			English	F	46	1
		Filipino			Total:	2
		Hispanic	English	F	43	1
		Hispanic			Total:	1
		Other Asian or Pacif	Other Non-English	M	59	1
		Other Asian or Pacific Islander			Total:	1
		Samoan	English	M	27	1
		Samoan			Total:	1
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		White			Total:	1
	AAKASH INC				Total:	9
Provider County C	Provider Legal Na	Ethnicity Code De	Language Code D	Gender Code (C1)	Age (C1)	Total CIN Unduplic

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
1	Language	(All)																				
2	Gender	(All)																				
3																						
4	Population	Ethnicity																				
5	RC	White	Hispanic	African American	Asian	Filipino	Polynesian	Other	Total													
6	ACRC	5,706	1,227	1,421	554	156	44	875	9,983													
7	CVRC	2,986	3,739	625	494	52	6	410	8,312													
8	ELARC	645	3,007	86	529	61	1	195	4,524													
9	FDLRC	1,096	1,332	283	318	144	2	352	3,527													
10	FNRC	3,186	274	100	80	5	2	255	3,902													
11	GGRC	1,861	783	544	753	341	40	358	4,680													
12	HRC	1,698	1,822	817	457	239	29	319	5,381													
13	IRC	5,599	5,504	2,065	297	214	28	545	14,252													
14	KRC	1,730	1,449	391	38	54	1	219	3,882													
15	NBRC	2,599	656	543	99	166	10	359	4,432													
16	NLACRC	3,702	3,031	1,131	290	221	8	344	8,727													
17	RCEB	3,345	1,362	2,081	886	395	23	947	9,039													
18	RCOC	4,324	2,377	219	1,062	147	11	790	8,930													
19	RCRC	1,474	120	34	18	2	1	165	1,814													
20	SARC	2,851	2,264	237	913	256	21	561	7,103													
21	SCLARC	328	3,055	2,299	38	29	6	152	5,907													
22	SDRC	4,486	3,353	836	327	388	37	1,340	10,767													
23	SGPRC	1,701	2,821	526	502	149	11	303	6,013													
24	TCRC	2,937	1,676	162	93	70	6	599	5,543													
25	VMRC	2,708	1,314	576	233	126	9	397	5,363													
26	WRC	1,060	979	1,038	134	41	5	271	3,528													
27	Total	56,022	42,145	16,014	8,115	3,256	301	9,756	135,609													

Tenant Selection

- ▶ Project Sponsors must submit PRA Tenant Selection Plan (TSP) to State for approval
- ▶ Projects have permission to deviate from the TSP approved in connection with State financing in order to meet PRA requirements

Tenant Selection

- Maintain separate PRA tenant waiting list
- Vacant units must be made available to PRA tenants for a reasonable period of time before leasing to a non-PRA tenant
- **Persons already in in-patient facilities approved to move in to an apartment must be given priority over persons at-risk of placement in an inpatient facility**

Tenant Selection

- ▶ Aside from this priority, develop process for choosing among multiple referrals when you have more than one tenant ready to move at same time
 - ▶ First-come first-served
 - ▶ Alternating among TROs
 - ▶ Lottery
 - ▶ Other reasonable method
- ▶ Terms must be set forth in MOU with TROs and PRA Tenant Selection Plan
- ▶ Sample MOU and TSP available with Application

Full Disclosure of Available Housing

- ▶ PRA units must be disbursed and integrated throughout the property
- ▶ Full disclosure to PRA tenants
 - basic information about location, number and size of accessible units, access to transportation and commercial facilities
 - estimate of wait time to be admitted to units of different sizes and types at each site
- ▶ Describe in Application narrative how these requirements will be met

Limited English Proficiency (LEP)

- ▶ Application must describe types of LEP assistance provided to persons residing or seeking to reside in the proposed PRA project(s)

Davis–Bacon

- ▶ 12 or more federally–assisted units
- ▶ Triggered if PRA application is submitted before new construction or rehabilitation activity is fully complete
 - e.g. Notice of Completion filed
- ▶ **RNC and rehab projects with no other federal funds requesting more than 11 PRA units must wait until project completion to apply**

Energy and Water Conservation

- ▶ New Construction and Gut Rehab Projects
- ▶ ENERGY STAR Requirements
- ▶ Installation of water conservation fixtures
 - e.g. low-flow showerheads and faucets, high efficiency toilets
- ▶ **Application Narrative explaining how the project will meet these requirements**

Environmental Requirements

Existing Projects currently HUD–assisted or HUD insured:

- ▶ **No planned construction activity, or the activity is complete at the time of PRA application**
- ▶ **No additional environmental review under PRA**
- ▶ **Submit copy of AUGF or other federal environmental clearance documentation, and Notice of Completion**

Environmental Requirements

- ▶ **All other Projects** – must obtain federal environmental clearance before PRA funds can be awarded
 1. Existing projects with no other federal funds and
 2. RNC or rehab projects (construction not yet complete at time of PRA Application)

- ▶ **Projects underway that have not already received their required federal environmental clearance through other federal sources cannot apply for PRA funds until construction is complete**

Environmental Requirements

1. Letter from Project Owner or Phase I preparer certifying that site is not contaminated OR
2. If no letter provided, Phase I/Phase II **AND**
3. Part 50 Analysis/Documentation
 - ▶ Similar to Part 58 Statutory Worksheet

Environmental Requirements

1. Letter from Project Owner or Phase I preparer certifying that site is not:
 - a. On Superfund, CERCLA, or on other equivalent State list;
 - b. Located within 3,000 ft of a toxic or solid waste landfill
 - c. No USTs other than for residential fuel
 - d. No known or suspected contamination by toxic or radioactive materials

OR

Environmental Requirements

- ▶ If no letter provided, Phase I required meeting ASTM 1527-05 (or most recent edition) :
- ▶ Phase II (ASTM 1903-11 or later) must be submitted if Phase I identifies RECs

Environmental Requirements

2. Part 50 Analysis/Documentation

- Historic Preservation (SHPO and Tribal consultation)
- Noise
- Airport Clear Zone
- Coastal Zone
- Floodplain
- Wetlands
- Siting near Hazardous Operations
- Endangered Species Act
- Farmland Protection
- Sole Source Aquifer
- Lead-Based Paint (projects built prior to Jan. 1978)

Floodplain

Existing Structures (RNC or rehab complete)

- ▶ Cannot be in Coastal high hazard areas (V Zones) or regulatory floodways
- ▶ Can be in 100 or 500 yr. floodplain if:
 - flood-proofed or elevated above floodplain
 - project has early warning system and evacuation plan to areas outside the floodplain
 - Projects in 100 yr. floodplain must obtain flood insurance

Floodplain

- ▶ **No new construction activities or projects, (where construction is not yet complete at upon submission of PRA Application), can be located in a floodplain.**

Contract Management Meetings

- ▶ Following award of funds additional meetings will be set up with the project team (Developer/Property Manager and TROs) to go over Affirmative Marketing, Tenant Selection, and Section 8 administrative requirements in more detail.

Questions

- ▶ Housing:

Christina.DiFrancesco@hcd.ca.gov

(916) 263-0415

- ▶ Tenant Referral or MediCal Supportive Services:

Urshella.Starr@dhcs.ca.gov

(916) 445-0381

<http://www.calhfa.ca.gov/multifamily/section811/index.htm>