Homeless Housing Response and Community Strengthening NOFA

WELCOME

August 1, 2023
2:00 pm

OREGON HOUSING and COMMUNITY SERVICES

Agenda

- Welcome
- Available Funding
- Important Dates
- Application Process
- Evaluation and Scoring
- Program Specific Requirements and Scoring
- General Reminders
- Questions

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NOFA Funding

- $25 million in HUD HOME ARP Development funding
- $3 million in HUD HOME ARP capacity building and operating support (nonprofit organizations only)
- $2 million in GHAP Capacity Building

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NOFA Funding Regions

1. **Western Rural Counties (30%):**
   - $7,500,000 HOME ARP development
   - $450,000 GHAP Capacity Building
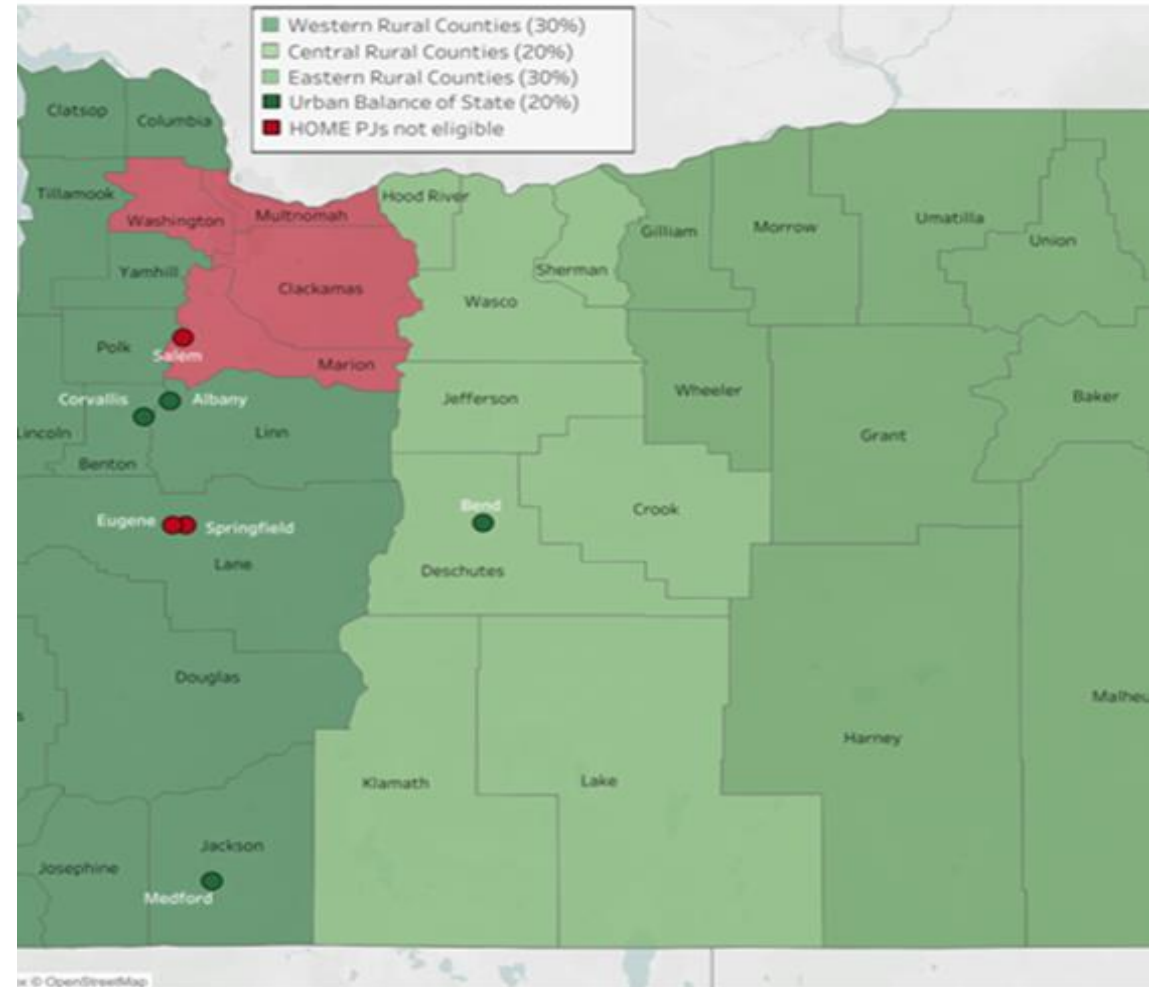
2. **Central Rural Counties (20%):**
   - $5,000,000 HOME ARP development
   - $300,000 GHAP Capacity Building

3. **Eastern Rural Counties (30%):**
   - $7,500,000 HOME ARP development
   - $450,000 GHAP Capacity Building

4. **Urban Balance of State (20%):**
   - $5,000,000 HOME ARP development
   - $300,000 GHAP Capacity Building

NOFA Timelines: Important Dates

- HOME NOFA release: **Monday, July 24, 2023**
- Pre-applications due: **Friday, August 11, 2023**
- Procorem Workcenters : **Tuesday, August 15, 2023**
- Full application due: **Friday, October 13 at 4:00 PM**
- Housing Stability Council*: **Friday, December 1, 2023**

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NOFA Eligible Applicants

- Non-profit Organizations
- Tribes
- Public Housing Authorities
- Local Governments
- For-profit developers (HOME ARP only)

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NOFA Process: Questions and FAQs

Questions should be emailed to: **MFNOFA.HCS@hcs.oregon.gov**

- Please include "2023 HOME ARP NOFA" in the subject line
- FAQs will be published online at regular intervals
- Questions accepted until: Friday, September 29, 2023

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NOFA Application Process Overview

- NOFA Public Announcement via <u>Technical Advisory</u>
- Pre-Application, including Site Review Checklist

- Procorem Workcenter/Electronic Submission
  - Overview and Video Tutorial : <u>https://help.procorem.com/general_overview/meet-procorem/</u>

- Full Application
  - Will be available in Procorem upon submittal of a pre-application

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NOFA Pre-Application & Site Review Checklist

- Pre-application on OHCS website:

https://www.oregon.gov/ohcs/development/Documents/nofa/2023/HOMEARP/Pre-Application_NOFA%202023-9_HOME%20ARP.xlsx

- Pre-application and Site Review Checklist must be submitted together to MFNOFA.HCS@hcs.Oregon.Gov by Friday, August 11, 2023

- In order to be eligible to submit a NOFA application, you MUST SUBMIT a pre-application with the site review checklist for the project by the deadline.

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NOFA Pre-Application & Site Review Checklist

- Site Review Checklists will be submitted as "self-certified"

- You will NOT be able to swap out projects; sites must remain the same from pre-application to NOFA submission

- You MAY submit a pre-application and then decide, without penalty, not to complete a full NOFA application

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Procorem Workcenter

- Created by August 15, 2023 for submitted Pre-Application and Site Review Checklist projects

- Full NOFA application with most relevant docs will be preloaded for download

- Submit full application, supplemental documents, and required evidence by uploading to appropriate folders (see checklist in full NOFA application for guidance)

- If selected, this project's Workcenter will continue to be used through the project development lifecycle

- Please reach out to us for a quick Procorem walkthrough – Do not contact Procorem market place.

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Procorem Workcenter

NOFA Application Review and Scoring

Funds are reserved by OHCS on a competitive basis to Projects of qualifying Applicants that:

1. Pass the Administrative Review;

2. Meet the Threshold Requirements; and

3. Have the highest-ranking score from the Scoring Committee in accordance with available funding, subject to prioritization of qualifying Projects

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HOME ARP Development Program Requirements

HOME ARP Eligible Populations

Qualifying Populations (minimum of 70% of all units)

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- Other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Low-income Populations (no more than 30% of units)

- Households with incomes up to 30% MFI

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HOME ARP Project Affordability Period

- HUD HOME ARP funding requires a minimum of 15 years from the end of the year that the Project is placed in service

- OHCS is requiring a 20-year affordability period

- Additional scoring points provided for 30 years of affordability

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Project Requirements: Rents

Qualifying Population rents must not exceed 30% of the adjusted income of a household whose annual income is less than 50% of the median income for the area, as determined annually by HUD (low HOME rents).

Low-income Population rents must not exceed 30% of the adjusted income of a household whose annual income is less than 65% of the median income for the area, as determined annually by HUD (high HOME rents).

For all tenants: If the project or individual unit receives a rent assistance subsidy, then the maximum rent is that allowable under the rent assistance program with the tenant paying no more than the allowed contribution specified above.

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HOME ARP Federal Cross-Cutting Regs

Environmental Review: All projects awarded HOME funds must complete a <u>HUD Part 58 Environmental Review</u> and receive HUD Authority to Use Grant Funds prior to taking any choice limiting actions once a pre-application is submitted. OHCS staff are available to support this process.

Uniform Relocation Act (URA): Properties requesting HOME funds for the rehabilitation or demolition of occupied properties must include <u>General Information Notices</u> signed by each tenant with their NOFA application and comply with URA tenant notice and relocation requirements.

Lead Safe Housing Rule: HOME funds requested for the rehabilitation of pre-1978 properties with lead-based paint require compliance with the Lead Safe Housing Rule. A PDF of the completed <u>HUD Lead Rule Compliance Advisor</u> must be submitted with the LIHTC/HOME application.

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NOFA Program Manuals

General Policy Guidance Manual (GPGM)
Establishes guidelines that apply to all projects, regardless of the funding source(s)

HOME Program Manual
Establishes State regulations and OHCS guidelines that apply to HOME ARP funded projects

Core Development Manual (CDM)
Defines OHCS requirements and expectations related to Project due-diligence, planning, design, rehabilitation and construction aspects of housing development

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HOME ARP Development Full Application

- Excel Spreadsheet incorporating previously disconnected application components with tabs separating application into various subject matter categories

- Application auto populates fields as you go through and provides substantial self-scoring

- Pay particular attention to the initial Instructions tab

- Do not attempt to change or modify any cells or formulas – risk of application failure

- You may not copy the application to use with a different NOFA. Each application is specifically attached to a Workcenter and NOFA. You must submit a new application for each NOFA you are applying for

- A sample of the full application is available on OHCS funding pages.

- By submitting an application you are agreeing by electronic signature to all terms and conditions of the NOFA and application

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Threshold Requirements

Applications must satisfy all Threshold Requirements at the time of application to be considered for competitive scoring and funding.

- Diversity, Equity and Inclusion (DEI)Agreement (DEI tab in application)
- Relocation Plan and Tenant Survey (download from workcenter)
- Ownership Integrity (Ownership Integrity tab of application)
- Resident Services Plan Description(download from workcenter)
- Minority, Women and/or Emerging Small Business engagement and participation strategy

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Readiness to Proceed

Readiness to Proceed is an expectation that a project recommended for funding be able to reach construction start within 12 months of a funding reservation. The following documents demonstrate a project's readiness:

- Zoning form (download from workcenter)

- Site Control form with proof (download from workcenter)

- Federal Resources Status (if applicant has identified additional federal resources such as rental or capital assistance from HUD, RD or VA)

- Development Schedule (Project tab of application)

- Project Site Checklist (submitted with Pre-Application)

- Core Development Documents (From the Core Development Manual 3.1)

- Development Team Capacity form (download from workcenter)

- A Program Compliance Review will be done internally

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HOME ARP Development Funding Competitive Scoring Categories

A. Project Subsidy	**20**
B. Project Readiness	**20**
C. Development Team Capacity	**20**
D. Resident Services	**20**
E. Tenant Vulnerability	**15**
F. Continuum of Care support	**5**
TOTAL	**100**

Competitive Scoring Detail

A. Per Unit Subsidy (20 points)
- Up to $200/unit (20 points)
- $201,000-$250,000/unit (16 points)
- $250,001-$300,000/unit (12 points)
- $301,000-$350,000/unit (8 points)
- $350,001+/unit (4 points)

B. Project Readiness (20 points)
- Development pro-forma review (6 points)
- Operating pro-forma review (6 points)
- Readiness to proceed (8 points)

C. Development Team Experience (20 stackable points)
- Completed project for qualifying population in last 10 years (7 points)
- Completed project with HOME funds in the last 10 years (7 points)
- Completed an affordable housing project with public funds in last 10 years (6 pts)
- Limited experience developing affordable housing but clear development partnerships (6 points)

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Competitive Scoring Detail (continued)

D.   Resident Services (20)
- Viability of resident services plan (12 points)
- Capacity and experience of service providers (8 points)

E.   Tenant Vulnerability
- Percentage of Qualifying Population tenants (6 points)
- Percentage of low-income tenants (5 points)
- Additional affordability (4 points)

F.   Continuum of Care Support (5)
- Letter of support from local CoC

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Homeless Housing Response NOFA

GHAP CB Grant

Grant Summary

Statewide total: $2,000,000

Source: GHAP Capacity Building

Funding Agreement Type: Grant

Grant Payment: Partial advance and reimbursement

Limits: OHCS seeks to award two grants per region

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Grant Summary Continued

Period of Performance: 1-4 years from grant execution

Eligible Entities: Nonprofits, Tribes, PHAs, Local Governments

Threshold Requirement: Application must demonstrate partnerships that will facilitate

- Housing policy development

- Rental assistance resources

- Provision of key services

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Funding Regions

1. **Western Rural Counties (30%):**

   ▪ $450,000 GHAP Capacity Building

2. **Central Rural Counties (20%):**

   ▪ $300,000 GHAP Capacity Building

3. **Eastern Rural Counties (30%):**

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4. **Urban Balance of State (20%):**

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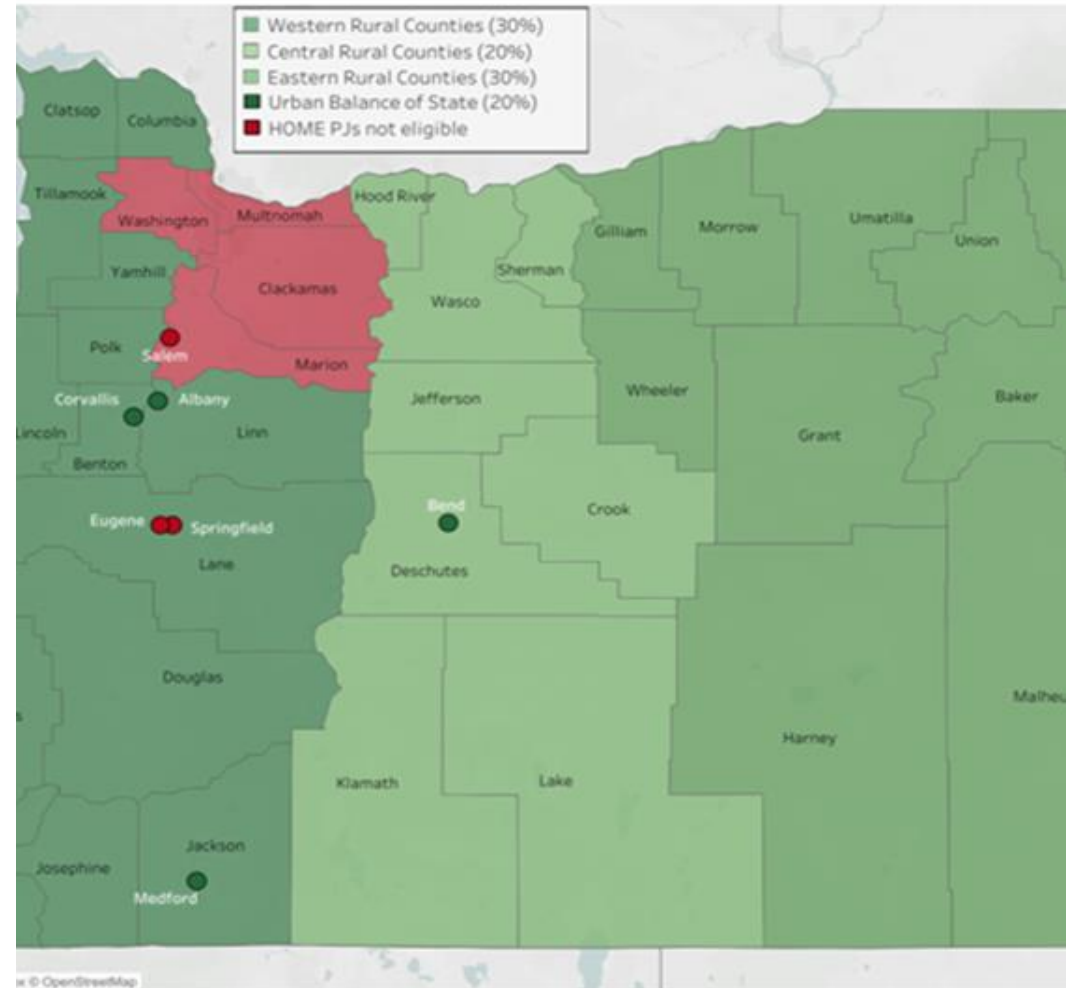
Grant Purpose

- Strengthen the capacity of rural communities and sponsor organizations to develop and operate service-enriched housing for people experiencing or at-risk of homelessness, veterans, and domestic violence survivors.

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Grant Goals

- Build capacity of sponsors, local community, or region to develop and sustain service-enriched ARH

- Coordinate and convene local stakeholders towards partnerships and collective impact

- Support the ability of a local sponsor to develop a project and application for development funding within two years

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Eligible Entities

Primary applicant entity must be:

- Non-profit organization

- Federally recognized Native American tribe in Oregon

- Public Housing Authority

- Local Government (refer to ORS 197.015)

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Allowable Costs

- Support for regional coordination, workgroup or body

- Training and technical assistance

- Staffing or other reasonably necessary expenses to build capacity towards grant goals

- Some pre-development soft costs (max.10% of total)

- Efforts to establish necessary resources and key services

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Threshold Requirements

Applications must satisfy all Threshold Requirements at the time of application to be considered for competitive scoring and funding.

- Primary applicant is a GHAP CB-eligible entity type

- Will serve a NOFA-eligible balance of state region

- Have demonstrated partnerships in place that will facilitate:
  - Development of local housing policy opportunities
  - Securing rental assistance resources
  - Provision of social, health, or other key services

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Application Review and Scoring

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GHAP CB NOFA Competitive Scoring Categories

1. Proposed use of GHAP CB funds	**10**
2. Impact to Communities Served	**10**
3. Impact to Applicant and Key Partners	**8**
4. Soundness of Approach & Readiness	**8**
5. Priority Points	**11**
TOTAL	**47**

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Competitive Scoring

Component 1: Proposed Use of Funds

Responses in this section should reflect a cohesive plan for capacity building and convey applicant knowledge and understanding of the capacity building needs and opportunities in their own organization and in their local community or region. Additionally, responses should highlight stakeholder involvement and how and why equity will be centered throughout their project.

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Competitive Scoring

Component 2: Impact to Communities Served

Responses in this section should reflect knowledge and understanding of strategies to build capacity, the strengths and challenges to development of service-enriched housing that exist in the local community or region, and a preliminary plan for maintaining community capacity beyond the life of this grant.

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Competitive Scoring

Component 3: Impact to Applicant and Key Partners

Responses in this section should reflect knowledge and understanding of the specific capacity building needs of the primary applicant and key partner organizations, how they plan to evaluate effectiveness of their activities, and preliminary plan for maintaining organizational capacity beyond the life of this grant.

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Competitive Scoring

Component 4: Approach and Readiness

Responses in this section reflect a clear plan, and feasible approach to managing the proposed activities. The timeline, activities, partnerships, and budget align and demonstrate a readiness to initiate capacity building activities and achieve the application's planned outcomes within the grant period.

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Priority Points

- Land identified for HOME ARP project
- Rent assistance established*
- Key health partnership established
- Ties to state or federally-funded plan / planning group
- Partnership with experienced nonprofit developer*
- Planned development project will be led by CSO*
- Project led by a Native Nation (Federally Recognized Tribes in Oregon)

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Required Documentation

- Completed Pre-Application
- Completed Full Application
  - All questions answered
  - Timeline and plan for capacity building activities
  - Budget outline
  - Supporting Documentation
  - MOU's, Letters of Support, Proof of Project Based Assistance, Consultant Estimates, Priority Points, etc...

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NOFA Process Reminders

- Use the checklist in the application to make sure all required attachments are uploaded to your Procorem work center by the application due date and time

- Procorem training resources can be found here: https://help.procorem.com/general_overview/meet-procorem/

- Questions should be submitted to **MFNOFA.HCS@hcs.oregon.gov**

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Questions?