

REPORT OF THE PRESIDENT AND CEO

January 23, 2020

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT AN APPLICATION IN RESPONSE TO THE CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S NOTICE OF FUNDING AVAILABILITY FOR THE FISCAL YEAR 2019/2020 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM FUNDS UP TO A TOTAL LOAN AMOUNT OF \$20,000,000 AND A TOTAL GRANT AMOUNT UP TO \$10,000,000 FOR BOTH PHASES OF THE ROSE HILL COURTS DEVELOPMENT PROJECT AS A CO-APPLICANT WITH THE RELATED COMPANIES OF CALIFORNIA, LLC ("RELATED") AND THE CITY OF LOS ANGELES ("CITY"); OR IN THE ALTERNATIVE, AN APPLICATION SOLELY BETWEEN THE HOUSING AUTHORITY AND RELATED; OR AS A CONSENTING PARTY TO THE APPLICATION OF RELATED AND THE CITY, FOR THE TWO PHASES OF THE ROSE HILL COURTS DEVELOPMENT PROJECT AND TO EXECUTE ANY APPLICABLE AGREEMENTS, INCLUDING A JOINT APPLICATION AGREEMENT BETWEEN THE PARTIES, RELATED TO THE APPLICATION



Douglas Guthrie
President and CEO



Jenny Scanlin
Chief Strategic Development Officer

Purpose: To authorize the President and CEO to submit an application in response to a Notice of Funding Availability ("NOFA") for the Fiscal Year 2019-2020 Affordable Housing and Sustainable Communities ("AHSC") Program to the Department of Housing and Community Development ("HCD") for a total loan amount up to \$20,000,000 for the Affordable Housing Development ("AHD") portion of the application and a total grant amount of up to \$10,000,000 for the Sustainable Transportation Infrastructure ("STI") and Transportation Related Amenities ("TRA") portion of the application, as a co-applicant with the City of Los Angeles ("City") and the Related Companies of California, LLC ("Related" or "Developer") for the two phases of the Rose Hill Courts development project ("Project"), or execute the application solely as a party giving consent. In the alternative, authorize the President and CEO to submit the application as a co-applicant with Related only and execute any related agreements, including the City's Joint Application Agreement with Related and the City or a Memorandum of Understanding to evidence the City's participation in facilitating the transportation infrastructure and transportation amenities portions of the HCD loan.

Authorize the President and CEO to execute any other related certificates, agreements or documents associated with the NOFA application, all as approved by legal counsel.

Regarding: On November 20, 2014, by Resolution 9171, the BOC authorized the President and CEO to award an Exclusive Right to Negotiate an MOU between the Housing Authority of the City of Los Angeles (“the Authority” or “HACLA”) and Related for a period of ninety (90) days in accordance with the RFQ for the Rose Hill Courts project to define the terms and conditions under which Related would perform the scope of work.

On November 26, 2019, by Resolution 9543, the Board of Commissioners certified the Environmental Impact Report (“EIR”) prepared in full compliance with California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines for the teardown of the existing 100-unit Rose Hill Courts public housing site and its redevelopment into 185 units with supporting amenities. Further, the BOC adopted the Mitigation Monitoring and Reporting Program (MMRP) and approved the Projects.

On January 23, 2020, staff will seek BOC authorization to enter into a Disposition and Development Agreement (“DDA”), a long term Ground Lease and Predevelopment Loan documents with both Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P. (the “Developers” or “Owners”) for the development of an 89 unit affordable housing residential development in Phase I of the Rose Hill Courts redevelopment and a 96 unit affordable housing residential development in Phase II of the Rose Hill Courts redevelopment respectively.

Issues: The 100 unit Rose Hill Courts public housing project is located on a 5.24-acre site at 4446 Florizel Street, within the Northeast Community Plan Area, in the El Sereno Community of the City of Los Angeles, bounded by Florizel Street to the north, McKenzie Avenue to the east, Mercury Avenue to the south, and Boundary Avenue to the west. The existing site consists of 14 two-story, wood-frame buildings with townhouse and flat style apartments comprising 100 units and an administration building.

The Project would demolish the existing 15 structures and construct a total of 185 residential housing units (183 affordable housing units’ onsite plus two market-rate managers’ units) in two phases. The Project includes 88 one-bedroom units, 59 two-bedroom units, 30 three-bedroom units, and eight four-bedroom units, a 6,300 square-foot Management Office/Community Building and a “Central Park” green space, creating a park-like setting for residents. The Project includes ample open space and recreational amenities to promote continued community outdoor use such as outdoor communal space with shaded seating and grills, children’s play areas with tot lots, paved surfaces, and several courtyards. The Project would provide a total of 174 parking spaces onsite, with at-grade and tuck-under parking; upgraded lighting, fencing, signage, and security features; and storm drain and utility improvements. The new sustainably designed

buildings would be energy efficient and the landscaping would include water-efficient irrigation.

The Housing Authority and the Developer seek funding for the redevelopment of Rose Hill Courts through a variety of private and public sources, including Federal, State and Local agencies.

The State of California, the Strategic Growth Council (“SGC”) and the HCD issued a NOFA dated November 1, 2019 making available approximately \$550 million in funding for the AHSC Program for Fiscal Year 2019-2020.

The AHSC Program furthers the purposes of Assembly Bill 32 and Senate Bill 375 by investing in projects that reduce Greenhouse Gas (GHG) emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund, an account established to receive Cap-and-Trade auction proceeds. The AHSC Program is administered by the SGC.

The AHSC Program’s mission is to provide loans or grants, or any combination thereof, to projects that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers and key destinations via low-carbon transportation.

The Housing Authority and Related desire to submit to the HCD an AHSC Program application for a total loan amount not-to-exceed \$20,000,000, \$11,000,000 for Phase I and \$9,000,000 for Phase II and a total grant amount up to \$10,000,000 for STI and TRA project costs.

The AHSC Program funding will support construction of the Project which will demolish the existing 15 structures and construct a total of 185 residential housing units (183 affordable housing units’ onsite plus two market-rate managers’ units) in two phases.

Vision Plan: Place Strategy #1: Stabilize the physical and financial viability of the conventional public housing portfolio.

Redeveloping the aging Rose Hill Courts public housing site through fully code compliant new construction with contemporary amenities that will completely mitigate lead and asbestos and vastly increase the physical life of the housing stock is consistent with Place Strategy 1 and the asset analysis completed in the Build HOPE Vision Plan. Conversion to a more financially stable Section 8 platform with long term contracts will allow for

leveraging the necessary resources for the development and on-going maintenance and upkeep of the properties.

Funding: The AHSC requested funds are comprised of up to \$20,000,000 for a loan, of which \$11,000,000 will be for Phase I and \$9,000,000 will be for Phase II and up to \$10,000,000 for a grant for the STI and TRA portions of the Project. Pursuant to the DDA, if the Authority is required to be a co-applicant for any Funding Program, Related agrees to provide an indemnity of the Authority acceptable to the Authority in the Authority's sole discretion.

Environmental

Review:

CEQA

The Authority is the lead agency for the Rose Hill Courts Redevelopment for purposes of the California Environmental Quality Act ("CEQA"). On November 26, 2019, the Authority certified the Environmental Impact Report (SCH 2018091035) and Errata, dated November 2019 for the Rose Hill Courts Redevelopment Project and approved the Projects.

No further environmental review is required for the Authority's recommended actions because there has been no change to the Rose Hill Courts redevelopment or substantial changes in circumstances or new information that would warrant subsequent environmental analysis in accordance with CEQA, including but not limited to Public Resources Code section 21166 and State CEQA Guidelines sections 15162, 15163 and 15164. The mitigation measures and related conditions of approval applicable to the Rose Hill Courts redevelopment have been reviewed and will be monitored for compliance.

NEPA

The Authority is working with the Housing & Community Investment Department (HCID/LA), the Responsible Entity, on a Part 58 NEPA review for the Project and has prepared a Final Environmental Impact Statement (FEIS). The FEIS is currently in the midst of a public review period. Any comments received will be included in HCID/LA's Environmental Review Record (ERR). HCID/LA will publish a Record of Decision and Request for Release of Funds (RROF) for a 15 day public comment period following which the RROF will be executed.

Section 3: Related is committed to meeting all Section 3 obligations under the Master Development Agreement and will submit a Construction and Post-Construction Section 3 Plan to the Authority prior to commencement of activities for review and approval.

Attachments:

1. Resolution
2. AHSC FY 2019-20 Funding Round Notice of Funding Availability

ATTACHMENT 1.

RESOLUTION

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT AN APPLICATION IN RESPONSE TO THE CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S NOTICE OF FUNDING AVAILABILITY FOR THE FISCAL YEAR 2019/2020 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM FUNDS UP TO A TOTAL LOAN AMOUNT OF \$20,000,000 AND A TOTAL GRANT AMOUNT UP TO \$10,000,000 FOR BOTH PHASES OF THE ROSE HILL COURTS DEVELOPMENT PROJECT AS A CO-APPLICANT WITH THE RELATED COMPANIES OF CALIFORNIA, LLC ("RELATED") AND THE CITY OF LOS ANGELES ("CITY"); OR IN THE ALTERNATIVE, AN APPLICATION SOLELY BETWEEN THE HOUSING AUTHORITY AND RELATED; OR AS A CONSENTING PARTY TO THE APPLICATION OF RELATED AND THE CITY, FOR THE TWO PHASES OF THE ROSE HILL COURTS DEVELOPMENT PROJECT AND TO EXECUTE ANY APPLICABLE AGREEMENTS, INCLUDING A JOINT APPLICATION AGREEMENT BETWEEN THE PARTIES, RELATED TO THE APPLICATION

WHEREAS, the Housing Authority of the City of Los Angeles (the "Housing Authority") is authorized pursuant to the Housing Authorities Law (Sections 34200 *et seq.* of the California Health and Safety Code) (the "Act") to conduct business for any of its corporate purposes; and

WHEREAS, the Housing Authority and the Related Companies of California, LLC ("Developer") desire to redevelop the existing 100 unit 5.24-acre Rose Hill Courts ("RHC") public housing project ("Project") located within the Northeast Los Angeles community of El Sereno to 183 affordable multifamily units and two market rate manager's units, 174-parking spaces and a Management Office/Community Building; and

WHEREAS, the Housing Authority and the Developer seek funding for the Jordan Downs redevelopment through a variety of private and public sources, including Federal, State and Local agencies; and

WHEREAS, the State of California, the Strategic Growth Council ("SGC") and the Housing and Community Development Department ("HCD") have issued a Notice of Funding Availability dated November 1, 2020 ("NOFA") , under the Affordable Housing and Sustainable Communities ("AHSC") Program; and

WHEREAS, the Housing Authority as Co-Applicant with the Developer and the City of Los Angeles ("City") as the case may be, desire to apply for the AHSC Program funds and submit an application ("Application") to the HCD for the AHSC Program; and

WHEREAS, the Housing Authority may decide to be only a consenting party to the Application, or may submit the Application with only the Developer as the Co-Applicant; and

WHEREAS, the Housing Authority may enter into agreements or a Memorandum or Understanding with the City and/or the Developer evidencing the City's participation in facilitating the transportation infrastructure and transportation amenities portions of the HCD loan; and

WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standards Agreement and HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, the total not-to-exceed loan amount requested through the AHSC Program is \$20,000,000, or \$11,000,000 for Phase I and \$9,000,000 for Phase II of the Project and a total grant amount of \$10,000,000 for the STI and TRA portions of the Project; and

WHEREAS, the Housing Authority, the Developer and the City, as the case may be, as co-applicants, shall be subject to the terms and conditions as specified in the HCD and AHSC Standard Agreement and funds are to be used for allowable capital asset project expenditures and eligible program costs; and

WHEREAS, AHSC Funds are to be used for allowable capital asset project expenditures to be identified in the HCD Standard Agreement; and

WHEREAS, the Housing Authority and the Developer, as co-applicants, hereby agree to use the loan funds for eligible capital asset(s) and program costs in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Commissioners authorizes the President & CEO to:

1. Apply for and submit to HCD, as co-applicant with the Developer and the City, as the case may be, the AHSC Program application in response to the NOFA dated November 1, 2020, for the 2019-2020 Fiscal Year in a total loan amount not to exceed \$20,000,000, or \$11,000,000 for Phase I and \$9,000,000 for Phase II ("AHSC Loan") and a total grant amount up to \$10,000,000 for STI and TRA Project purposes ("AHSC Grant") in furtherance of the redevelopment of the Rose Hill Courts Public Housing community, to submit any other documents, certifications or information requested by HCD and to execute any and all documents and approvals that may be required to complete the application and effectuate the intent of this resolution, as approved by legal counsel.

2. Enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) if the application is approved and awarded in a loan amount not to exceed \$20,000,000 and a grant amount up to \$10,000,000, and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from HCD, and all amendments thereto (collectively, the "AHSC Documents").
3. Agree to use the funds for eligible capital asset(s) and eligible program costs, including for STI and TRA purposes for the grant funds, in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package and hold the Housing Authority to the terms and conditions as specified in the Standard Agreement.
4. Execute in the name of the Housing Authority the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program.
5. Execute any and all agreements and/or Memoranda of Understanding with the City and/or the Developer, including a Joint Application Agreement, as approved by legal counsel and as may be necessary to effectuate the intent of this Resolution as related to the NOFA and the Application.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY: _____
GENERAL COUNSEL

BY: _____
CHAIRPERSON

DATE: _____

ADOPTED:

Bolan
1/16/20

ATTACHMENT 2.

**AFFORDABLE HOUSING AND
SUSTAINABLE COMMUNITIES
PROGRAM**

FY 2019-20 FUNDING ROUND

NOTICE OF FUNDING AVAILABILITY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF FINANCIAL ASSISTANCE

2020 W. El Camino Avenue, Suite 670, 95833

P. O. Box 952054

Sacramento, CA 94252-2054

(916) 263-2771 / (FAX) 263-2763

www.hcd.ca.gov

November 1, 2019

MEMORANDUM FOR: All Potential Applicants

FROM: Jennifer Seeger, Acting Deputy Director
Division of Financial Assistance

SUBJECT: **Notice of Funding Availability
Affordable Housing and Sustainable
Communities Program**

The California Strategic Growth Council (SGC) and the California Department of Housing and Community Development (HCD) are pleased to announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The purpose of the AHSC program is to reduce greenhouse gas (GHG) emissions through projects implementing land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and support related and coordinated public policy objectives. Funding for the AHSC program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statutes of 2006) and SB 375 (Chapter 728, Statutes of 2008). AHSC is part of the California Climate Investments, a statewide program funded through the GGRF that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at <http://sgc.ca.gov/programs/ahsc/> or <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>. Application materials will be posted to <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml> prior to NOFA workshops.

To receive information on workshops and other updates, please visit [HCD](#) and [SGC](#). Questions may be directed to the AHSC program at ahsc@hcd.ca.gov and ahsc@sgc.ca.gov.

Attachment

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Notice of Funding Availability Round 5

November 1, 2019



**CALIFORNIA STRATEGIC
GROWTH COUNCIL**



**Gavin Newsom, Governor
State of California**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Louise Bedsworth, PhD, Director
California Strategic Growth Council**

**Douglas R. McCauley, Acting Director
California Department of Housing and Community Development**

2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833
Website: <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>
Phone: (916) 263-2771 Email: ahsc@hcd.ca.gov

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I. Overview

A. Notice of Funding Availability

The Strategic Growth Council (SGC) and the California Department of Housing and Community Development (Department) hereby announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The AHSC program is administered by SGC and implemented by the Department. The California Air Resources Board (CARB) provides the quantification methodology for determining the greenhouse gas (GHG) emissions reductions for the AHSC program.

These AHSC program funds will be used for loans or grants, or a combination thereof, to projects that will achieve GHG emissions reductions to benefit all California communities, particularly through increasing accessibility to affordable housing and key destinations via low-carbon transportation, resulting in fewer vehicle miles traveled (VMT) through shortened or reduced trip length or mode shift from Single Occupancy Vehicle (SOV) use to transit, bicycling or walking.

B. Timeline

NOFA Release	November 1, 2019
Application Due Date	February 11, 2020
Award Announcements	Summer 2020

C. What's New

- 1) The maximum individual award amount has increased to \$30 million.
- 2) The maximum amount to be awarded to any single Developer has been increased to \$60 million.
- 3) Department will no longer require a hardcopy submittal of the Application Workbooks. Only documents with wet signatures must be submitted in hard copy to the Department by the application due date listed in Section III.B. of this NOFA. Additionally, application materials must be submitted electronically pursuant to Section III. A. of this NOFA.

D. Authorizing Legislation

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statutes of 2006) and SB 375 (Chapter 728, Statutes of 2008). Available funds are subject to the AHSC program Guidelines issued by SGC dated October 31, 2019, or as amended (Guidelines). The Guidelines include detailed information on eligibility requirements, application selection criteria, established terms, conditions, and procedures for funds awarded under AHSC. The Guidelines are available at <http://www.sgc.ca.gov/programs/ahsc/resources/>.

Applicants are responsible for complying with the AHSC program requirements set forth in the Guidelines. Applicants are urged to carefully review the Guidelines and information contained in this NOFA before submitting applications.

II. Program Requirements

The following is provided as a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, or other requirements or terms and conditions of the AHSC program. Please note that capitalized words may be defined terms and can be found in the program Guidelines. Please refer to the Guidelines for complete information.

A. Eligible Applicants

Applicants must be eligible pursuant to the Guidelines, Section 105, Eligible Applicants.

Please note: A special purpose entity, which is formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an Eligible Applicant, but may be named in the portion of the application that requests the name of the ultimate borrower.

B. Eligible Projects

Proposed projects must be eligible pursuant to the Guidelines, Section 102, Eligible Projects. Eligible projects must fall into one of the following three eligible Project Area types:

- Transit Oriented Development Project Area type (TOD)
- Integrated Connectivity Project Area type (ICP), or
- Rural Innovation Project Area type (RIPA).

C. Eligible Costs

The AHSC program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas. For a detailed list of all eligible costs, please refer to the Guidelines, Section 103, Eligible Cost.

D. Program Threshold Requirements

In addition to meeting the requirements of the Guidelines as described in paragraphs A, B, and C above, applicants and projects are also required to meet the program threshold requirements found in Section 106 of the Guidelines.

E. Program Funding Amounts and Terms

1. **AHSC Program Funding Award Maximum:** The maximum AHSC program loan or grant award, or combination thereof, is \$30 million, with a minimum award of at least \$1 million.

2. **AHSC Program Funding Developer Maximum:** A single Developer may receive no more than \$60 million per NOFA funding cycle. This limitation may be waived by SGC, if necessary, to meet requirements referenced in the Guidelines, Section 108(d)(7).
3. **Terms of Assistance:** Assistance terms and limits are set forth in the Guidelines, Section 104, Assistance Terms and Limits. Loans for Affordable Rental Housing Developments are subject to requirements set forth in the Guidelines, Section 104(b). Grants are subject to the terms and requirements set forth in the Guidelines, Section 104(c).

F. Application Scoring

Applications will be scored according to the Guidelines, Section 107, Scoring Criteria. AHSC program funds will be allocated through a competitive process set forth in Guidelines, Section 108.

III. Application, Review, Workshops, and Appeals

Applications must meet eligibility requirements upon submission. Modification of the application forms by the applicant is prohibited. It is the applicant's responsibility to ensure the application is clear, complete, and accurate. After the application deadline, Department staff may request clarifying information, provided such information does not affect the competitive rating of the application. No information, whether written or oral, will be solicited or accepted if this information would result in a competitive advantage to an applicant or a disadvantage to other applicants. No applicant may appeal the evaluation of another applicant's application.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at <http://sgc.ca.gov/programs/ahsc/resources/> or <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>. Application materials will be posted to <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml> prior to NOFA workshops.

A. Financial Assistance Application Submittal Tool (FAAST) Application Components

Complete applications must include the following components:

1. AHSC Application Workbook

All applicants must complete and submit the AHSC Application Workbook.

2. AHSC Benefits Calculator Tool

All applicants must complete and submit the AHSC Benefits Calculator Tool to meet requirements referenced in Guidelines Section 106(a)(1).

3. Universal Application Workbook (UA)

The UA must be completed and submitted for projects seeking funds for Affordable Housing Development (AHD) or Housing Related Infrastructure (HRI).

4. Electronic FFAST Submission

Application materials must be submitted electronically via the FFAST system. Requirements for uploading the Application Workbook, UA Workbook, and required supporting documentation, including naming conventions, are described in the application instructions available at <http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>. Applicants must upload all application materials to the **FFAST** system no later than **11:59 p.m. Pacific Standard Time on February 11, 2020**.

B. Hardcopy Document Submittal

Applicants must submit hardcopies of documents requiring wet signatures as identified in the Application Workbooks through a mail carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. These documents must be received by the Department no later than **5:00 p.m., Pacific Standard Time on February 13, 2020** to the address below:

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Division of Financial Assistance, NOFA Section
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 650
Sacramento, CA 95833

Personal deliveries will not be accepted. No late applications, incomplete applications, facsimiles, walk-ins or application revisions will be accepted. The hardcopy documents must match documents submitted via the FFAST system. In the event of discrepancies between hardcopies and electronically submitted workbooks, the electronic FFAST submission will prevail.

C. Application Review

1. Phase One

Application completeness and satisfaction of threshold criteria described in the Guidelines will be confirmed. Please note, the threshold review for financial feasibility criteria in this phase consists of only verification of documentation completeness, not an evaluation of the material facts. That review will take place in Phase Three. Phase One is a pass/fail stage, and applicants will receive notification of their status upon completion of threshold reviews, with a five-day opportunity to appeal the findings of the reviews.

2. Phase Two

Quantitative policy criteria and greenhouse gas reductions score (GHG QM) will be evaluated for proposals that have met the requirements of Phase One. An initial score letter will be provided to applicants with a five-day opportunity to appeal the findings of the reviews. AHSC staff will review appeal responses and revise scores where appropriate. Applicants who score less than 50 percent of the total quantitative policy criteria and GHG QM points will not be eligible to move forward. The final score letter will include notification of application status.

3. Phase Three

An interagency team will review the narrative section of applications which have scored 50 percent or higher in Phase Two. During Phase Three, an in-depth evaluation of the project's financial feasibility will be performed.

D. Appeals

1. Basis of Appeals

- (a) Upon receipt of the Department's notice that an application has been determined to be incomplete, ineligible, fail threshold, or have a reduction to the initial point score, applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
- (b) No applicant shall have the right to appeal a decision of the Department relating to another applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
- (c) The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

2. Appeal Process and Deadlines

- (a) To lodge an appeal, applicants must submit to the Department, by the deadline set forth in subsection (b) below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter.

Appeals are to be submitted to the Department at ahsc@hcd.ca.gov according to the deadline set forth in Department review letters.

- (b) Appeals must be received by the Department no later than five business days from the date of the Department's threshold review or initial score letters representing the Department's decision made in response to the application.

3. Decision

Any request to amend the Department's decision shall be reviewed for compliance with the [Guidelines](#) and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

E. Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided will be disclosable to any person making a request under this Act. 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 waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

F. Application Workshops

The Department, SGC and CARB will conduct application workshops and pre-application consultations for the Round 5 application submission. AHSC workshop details and related program information will be posted on the SGC [website](#). Appointments are required for pre-application consultations. Workshop questions should be directed to ahsc@sgc.ca.gov.

IV. Award Announcements and Contracts

A. Award Announcements

Awards will be announced in summer 2020. Award recommendations will be posted with meeting materials at <http://sgc.ca.gov/meetings/>, ten days prior to the SGC public meeting.

B. Contracts

Successful Applicants (Awardee(s)) will enter into a Standard Agreement with the Department. The Standard Agreement contains all the relevant state and federal requirements, as well as specific information about the award and the work to be performed.

V. Other State Requirements

A. Article XXXIV

All projects shall comply with Article XXXIV, Section 1 of the California Constitution as clarified by the Public Housing Election Implementation Law (Health and Safety Code § 37000 - 37002). Article XXXIV documentation for loans underwritten by the Department shall be subject to review and approval by the Department prior to the announcement of award recommendations.

B. Pet Friendly Housing Act of 2017

Housing funded through the AHSC program is subject to the Pet Friendly Housing Act of 2017 (Health and Safety Code Section 50466). Each Awardee is required to submit a signed and dated certification that residents of the AHSC funded housing development will be authorized to own or otherwise maintain one or more common household pets.

C. State Prevailing Wages

AHSC program funds awarded under this NOFA are subject to state prevailing wage law, as set forth in Labor Code Section 1720 et seq., and require the payment of prevailing wages unless the project meets one of the exceptions of Labor Code Section 1720 (c), as determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at <https://www.dir.ca.gov/oprl/DPreWageDetermination.htm>. Applicants are urged to seek professional advice as to how to comply with state prevailing wage law.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties and will post the revisions to the Department's website. Subscriptions to the Department's email list are available at: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

B. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to the AHSC program, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.