



NO PLACE LIKE HOME (NPLH) FUNDING RECOMMENDATIONS AND CDBG SUBSTANTIAL AMENDMENT

JANUARY 7, 2020

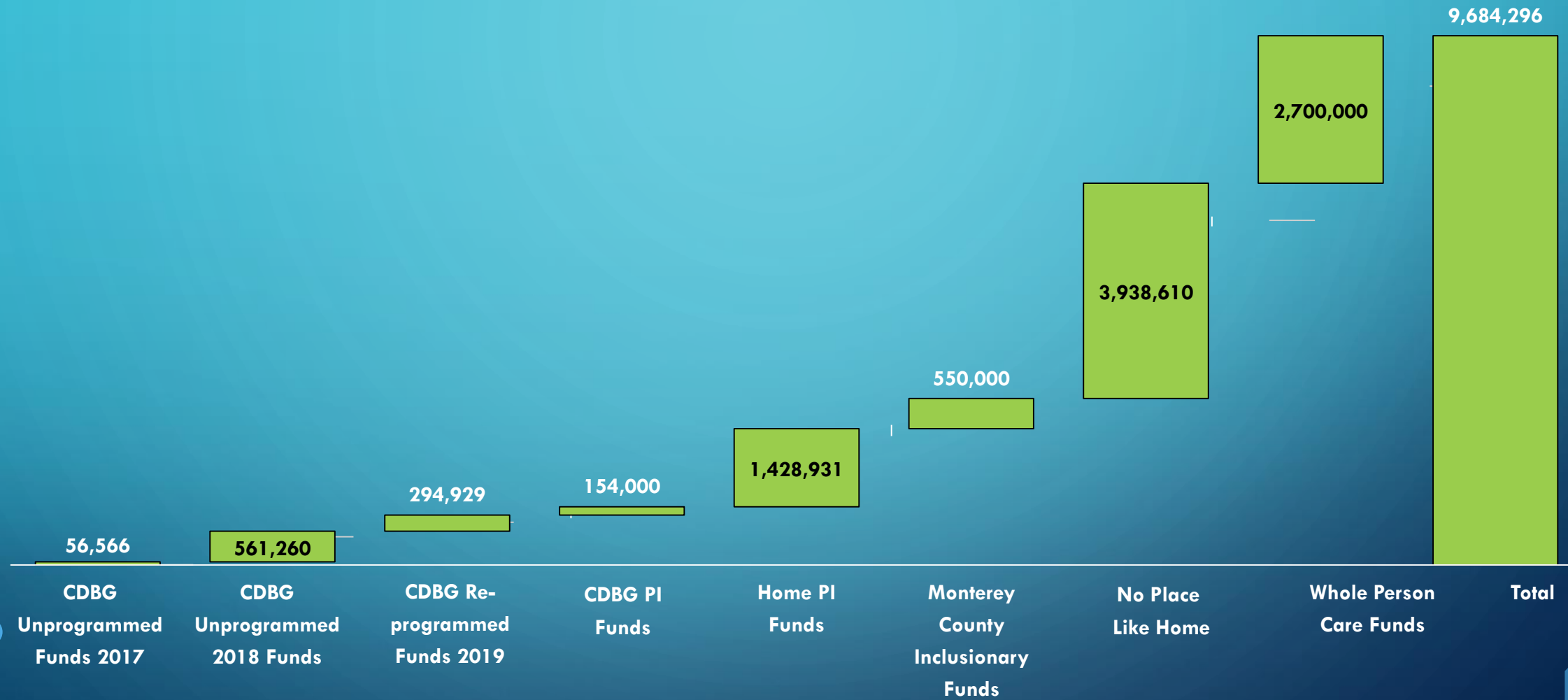
RECOMMENDATIONS

- It is recommended that the Board of Supervisors approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. Approve the funding options that also include the Community Development Block Grant Funds (CDBG) funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County's 2019-2020 Community Development Block Grant Program (CDBG) Annual Action Plan.
- Conduct a Public Hearing and close the public comment period on the First Substantial Amendment to the Urban County's 2019-2020 Community Development Block Grant Program (CDBG) Annual Action Plan.

NOFA RELEASED NOVEMBER 21, 2019

- To solicit proposals for projects that support the construction and/or reconstruction of permanent supportive and transitional housing for the California Department of Housing and Community Development (HCD) No Place Like Home Program and Whole Person Care Pilots.

NOFA FUNDING RELEASED



**TOTAL NUMBER OF NPLH UNITS PROPOSED
ROUND 2 JANUARY 8 DEADLINE
NUMBER OF CHRONICALLY HOMELESS IN
MONTEREY COUNTY: 562**

- **Greenfield Phase 1: 11**
- **Greenfield Phase 2: 11**
- **Lightfighter Village: 34**
- **SunRose: 9**
- **Total 65**

INTERIM INC. BEDS

Interim by the Numbers

Permanent Beds: 206

Transitional Beds: 48

Treatment Beds: 42

Partnership Housing Beds: 4

PROJECT NAME: SUN ROSE
APPLICANT: INTERIM INC.
LOCATION: SALINAS

Target Population: Homeless adults with severe mental disabilities,
and homeless adults in need of transitional housing.

Bedrooms	No. of Units	Pct of Area Median Income	Financing
Studio	2	30%	NPLH
1 bedroom	7	30%	NPLH
1-8 bedroom transitional unit	8	50%	County
Studio	1	Manager	
Total	11 units, 18-bedrooms, including one manager studio/bedroom		

PROJECT NAME: LIGHTFIGHTER VILLAGE
APPLICANT: EAH HOUSING
LOCATION: MARINA

Target Population: Homeless veterans, including homeless veterans with severe mental illness

Bedrooms	No. of Units	Pct of Area Median Income	Financing
Studio	17	30%	VHHP, NPLH COSR, HUD 811
Studio	15	30%	VHHP, NPLH COSR
Studio	32	50%	VHHP
2BR	2	30%	VHHP, NPLH COSR
2BR	1	30%	VHHP
2BR	3	50%	VHHP
2BR	1	Manager	
Total	71		

PROJECT: GREENFIELD COMMONS PHASE I

APPLICANT: EAH HOUSING

LOCATION: GREENFIELD

Target Population: Farmworkers, Extremely Low-Income (ELI) households, and Transition Age Youth (TAY). The 64 Serna-assisted units will be targeted to farmworkers. The 36 MHP-assisted units will be targeted to ELI households. The 11 NPLH-assisted units will be targeted to TAY.

Bedrooms	No. of Units	Pct of Area Median Income	Financing
1BR	5	25%	NPLH
1BR	5	30%	MHP
1BR	26	55%	Serna
2BR	4	25%	NPLH
2BR	20	30%	MHP
2BR	9	55%	Serna
2BR	4	60%	Serna
2BR	10	70%	Serna
3BR	2	25%	NPLH
3BR	11	30%	MHP
3BR	5	55%	Serna
3BR	5	60%	Serna
3BR	5	70%	Serna
2BR	1	Manager	
Total	112		

PROJECT: GREENFIELD PHASE II
APPLICANT: EAH HOUSING
LOCATION: GREENFIELD

Target Population: Farmworkers, Extremely Low-Income (ELI) households, and Transition Age Youth (TAY). The 61 Serna-assisted units will be targeted to farmworkers. The 37 MHP-assisted units will be targeted to ELI households. The 11 NPLH-assisted units will be targeted to TAY.

Bedrooms	No. of Units	Pct of Area Median Income	Financing
1BR	5	25%	NPLH
1BR	7	30%	MHP
1BR	30	55%	Serna
2BR	4	25%	NPLH
2BR	15	30%	MHP
2BR	5	55%	Serna
2BR	8	60%	Serna
2BR	7	70%	Serna
3BR	2	25%	NPLH
3BR	11	30%	MHP
3BR	5	55%	Serna
3BR	4	60%	Serna
3BR	6	70%	Serna
2BR	1	Manager	
Total	110		

OPTION 1 - PREFERRED OPTION

Option 1							
Funding Source	Amount Available	Greenfield Ph1	Greenfield Ph2	Lightfighter	Sun Rose	Total	Difference Available and Total Funded
Project Gap		\$1,980,000	\$2,015,000	\$5,367,541	\$4,418,565	\$13,781,106	
State NPLH Competitive Application Request		\$2,993,542	\$2,993,542	\$583,390	\$2,221,196		
NPLH Non-Competitive	\$3,938,610			\$3,938,610		\$3,938,610	\$0
Whole Person Care (WPC)	\$2,700,000				\$2,700,000	\$2,700,000	\$0
Permanent Local Housing Allocation (PLHA)						\$0	\$0
Homeless Housing, Assistance and Prevention (HHAP)						\$0	\$0
CDBG	\$1,066,771				\$1,066,771	\$1,066,771	\$0
HOME	\$1,428,931	\$1,428,931				\$1,428,931	\$0
Redevelopment Housing Trust Funds						\$0	\$0
Inclusionary Housing Trust Funds	\$550,000				\$550,000	\$550,000	\$0
Total	\$9,684,312	\$1,428,931	\$0	\$3,938,610	\$4,316,771	\$9,684,312	\$0
Percent of County Funds to Total Sources		3%	0%	14%	62%		
Difference Between Gap and Total Funded	\$9,684,312	-\$551,069	-\$2,015,000	-\$1,428,931	-\$101,794	-\$4,096,794	

OPTION 1-PREFERRED OPTION

• Interim	\$4,316,771	leverage	\$2,221,196
• Lightfighter	\$3,938,610	leverage	\$583,390
• GC Phase 1	\$1,428,931	leverage	\$2,993,542
• GC Phase 2	\$0	leverage	\$2,993,542
TOTAL	\$9,684,312	leverage	\$8,791,670

Total if funded: **\$18,475,982**

OPTION 2

Option 2							
Funding Source	Amount Available	Greenfield Ph1	Greenfield Ph2	Lightfighter	Sun Rose	Total	Difference Available and Total Funded
Project Gap		\$1,980,000	\$2,015,000	\$5,367,541	\$4,418,565	\$13,781,106	
State NPLH Competitive Application Request		\$2,993,542	\$2,993,542	\$583,390	\$2,221,196		
NPLH Non-Competitive	\$3,938,610			\$3,938,610		\$3,938,610	\$0
Whole Person Care (WPC)	\$2,700,000				\$2,700,000	\$2,700,000	\$0
Permanent Local Housing Allocation (PLHA)						\$0	\$0
Homeless Housing, Assistance and Prevention (HHAP)						\$0	\$0
CDBG	\$1,066,771				\$1,066,771	\$1,066,771	\$0
HOME	\$1,428,931					\$0	\$1,428,931
Redevelopment Housing Trust Funds						\$0	\$0
Inclusionary Housing Trust Funds	\$550,000				\$550,000	\$550,000	\$0
Total	\$9,684,312	\$0	\$0	\$3,938,610	\$4,316,771	\$8,255,381	\$1,428,931
Percent of County Funds to Total Sources		0%	0%	14%	62%		
Difference Between Gap and Total Funded	\$9,684,312	-\$1,980,000	-\$2,015,000	-\$1,428,931	-\$101,794	-\$5,525,725	

OPTION 2-DON'T FUND OR SUBMIT GREENFIELD COMMONS PHASE 1 AND 2

• Interim	\$4,316,771	leverage	\$2,221,196
• Lightfighter	\$3,938,610	leverage	\$583,390
• GC Phase 1	\$0	leverage	\$0
• GC Phase 2	\$0	leverage	\$0
TOTAL	\$8,255,381	leverage	\$2,804,586

Total if funded: **\$11,059,967**

OPTION 3

Option 3							
Funding Source	Amount Available	Greenfield Ph1	Greenfield Ph2	Lightfighter	Sun Rose	Total	Difference Available and Total Funded
Project Gap		\$1,980,000	\$2,015,000	\$5,367,541	\$4,418,565	\$13,781,106	
State NPLH Competitive Application Request		\$2,993,542	\$2,993,542	\$583,390	\$2,221,196		
NPLH Non-Competitive	\$3,938,610					\$0	\$3,938,610
Whole Person Care (WPC)	\$2,700,000				\$2,700,000	\$2,700,000	\$0
Permanent Local Housing Allocation (PLHA)						\$0	\$0
Homeless Housing, Assistance and Prevention (HHAP)						\$0	\$0
CDBG	\$1,066,771				\$1,066,771	\$1,066,771	\$0
HOME	\$1,428,931					\$0	\$1,428,931
Redevelopment Housing Trust Funds						\$0	\$0
Inclusionary Housing Trust Funds	\$550,000				\$550,000	\$550,000	\$0
Total	\$9,684,312	\$0	\$0	\$0	\$4,316,771	\$4,316,771	\$5,367,541
Percent of County Funds to Total Sources		0%	0%	0%	62%		
Difference Between Gap and Total Funded	\$9,684,312	-\$1,980,000	-\$2,015,000	-\$5,367,541	-\$101,794	-\$9,464,335	

OPTION 3-DON'T FUND GREENFIELD COMMONS PHASE 1 AND 2 OR LIGHTFIGHTER

• Interim	\$4,316,771	leverage	\$2,221,196
• Lightfighter	\$0	leverage	\$0
• GC Phase 1	\$0	leverage	\$0
• GC Phase 2	\$0	leverage	\$0
TOTAL	\$4,316,771	leverage	\$2,221,196

Total if funded: **\$6,537,967**

OPTION 4

Option 4							
Funding Source	Amount Available	Greenfield Ph1	Greenfield Ph2	Lightfighter	Sun Rose	Total	Difference Available and Total Funded
Project Gap		\$4,973,542	\$2,015,000	\$1,428,931	\$4,418,565	\$12,836,038	
State NPLH Competitive Application Request		0	\$2,993,542	\$4,522,000	\$2,221,196		
NPLH Non-Competitive	\$3,938,610	\$2,993,542				\$2,993,542	\$945,068
Whole Person Care (WPC)	\$2,700,000				\$2,700,000	\$2,700,000	\$0
Permanent Local Housing Allocation (PLHA)						\$0	\$0
Homeless Housing, Assistance and Prevention (HHAP)						\$0	\$0
CDBG	\$1,066,771				\$1,066,771	\$1,066,771	\$0
HOME	\$1,428,931	\$1,428,931				\$1,428,931	\$0
Redevelopment Housing Trust Funds	\$0					\$0	\$0
Inclusionary Housing Trust Funds	\$550,000				\$550,000	\$550,000	\$0
Total	\$9,684,312	\$4,422,473	\$0	\$0	\$4,316,771	\$8,739,244	\$945,068
Percent of County Funds to Total Sources		8%	0%	4%	62%		
Difference Between Gap and Total Funded	\$9,684,312	-\$551,069	-\$2,015,000	-\$1,428,931	-\$101,794	-\$4,096,794	

OPTION 4-DON'T FUND LIGHTFIGHTER VILLAGE

• Interim	\$4,316,771	leverage	\$2,221,196
• Lightfighter	\$0	leverage	\$4,522,000
• GC Phase 1	\$4,422,473	leverage	\$0
• GC Phase 2	\$0	leverage	\$4,422,473
TOTAL	\$8,739,244	leverage	\$11,165,669

Total if funded: \$19,904,913

****This option may be too risky not funding Lightfighter Village and would lower their leverage points from 14% to 4% (if not funded by State, leverage would be reduced to \$15,382,913)*

	Total Pts Possible	Sun Rose	Lightfighter	Greenfield I	Greenfield II
Percentage of Total Project Units Restricted to Target Population	30	30	30	13	13
Total Units		10	70	111	109
NPLH Assisted Units		9	34	11	11
Percentage NPLH Assisted Units		90%	49%	10%	10%
Use CES	35	35	35	35	35
Leverage of Development Funding (Max)	20	20	20	20	20
Leverage of Development Funding	20	29	81	151	148
Non-NPLH Funding Sources		\$4,918,565	\$5,900,000	\$34,813,079	\$34,044,713
Competitive NPLH Request		\$2,221,196	\$583,390	\$2,993,542	\$2,993,542
Percentage Non-NPLH Funding Sources		221%	1011%	1163%	1137%
Multiplier		0.13	0.08	0.13	0.13
Leverage of Rental or Operating Subsidies	35	20.56	35.00	35.00	35.00
NPLH Assisted Units receiving COSR		5	34	11	11
NPLH Assisted Units		9	34	11	11
Percentage of NPLH Assisted Units receiving COSR		58.75%	100.00%	100.00%	100.00%
Multiplier		1.75	1.75	1.75	1.75
Readiness to Proceed	50	20	25	10	10
Funding Commitments for all Construction Financing					
Funding Commitments for all Deferred Payment Financing					
Completion of All Environmental Clearances		10	10		
Land Use Approvals		10	15	10	10
Extent of On-Site and Off-Site Supportive Services	20	20	20	20	20
Past History of Evidence Based Practices	10	10	10	10	10
Total Points	200	156	175	143	143