CalHome Program

NOTICE OF FUNDING AVAILABILITY (NOFA) Amended



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

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

2020 West El Camino Avenue, Suite 500 Sacramento, CA 95833 Phone: (916) 263-2771 email: CalHomeNOFA@hcd.ca.gov

http://www.hcd.ca.gov/grants-funding/nofas.shtml

Application Technical Support email: AppSupport@hcd.ca.gov

December 23, 2019

Application Due Date: 2/17/2020

Instructions Rev. 12/23/19

HCD must receive one complete application and one electronic copy of the application on CD or flash drive no later than 5:00 P.M. Pacific Standard Time on February 17, 2020. HCD will only accept applications through a postal carrier service such as the U.S. Postal Service, UPS, FedEx, or other carrier services that provide date stamp verification of delivery. Personal deliveries will not be accepted. Applications shall be mailed to:

California Department of Housing and Community Development Division of Financial Assistance, NOFA Section CalHome Program 2020 W. El Camino Ave, Suite 500 Sacramento, CA 95833

Applications must be on the Department's forms and cannot be altered or modified by the Sponsor. Excel forms must be in Excel format and unprotected, not a .pdf document. Please fill-out the Application Support worksheet and email the entire workbook to Application Support for application errors at AppSupport@hcd.ca.gov.

General Instructions (Additional instructions and guidance are given throughout the Application in "red" text and in cell comments.

"Yellow" cells are for Applicant input. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score.

Required attachments are indicated in "Orange" throughout the Application. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.

Self score points awarded are indicated in "blue" cells in the 'Selection Criteria' worksheet. These are automated calculations based on the inputs provided by the Applicant.

"Red" shaded cells indicate the Applicant has failed to meet a requirement of the program.

<u>Disclosure of Application:</u> Information provided in this application and attachments will become a public record available for review by the public pursuant to the Public Records Act. As such, any materials provided will be disclosable to any person making a public records request. Please use discretion in providing HCD with information that is not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to HCD, the Sponsor is waiving any claim of confidentiality and consents to the disclosure of all submitted material upon request.

			Overview - Activity	у Туре	and Appl	icant Info	ormation					Rev. 12/23/19
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-		so that the macros	are enabled. Macros do r	not work	with Microsof	t's Excel ver			e comp	lete this for	m using a PC	
Applicant Na §7754(a)	me: County	of Nevada						Applicant e: §7716(h)			Locality	
Address 950) Maidu Ave				City Nevada	Citv	Typ	County Neva	ada	5	tate CA Zip	95959
	lame Mike De	ent	Title Director Housing	ıg & Commu	- 7		ent@co.nev	,			530-265-141	
Contact: Na			Title Administrative	e Services			oate@co.ne				530-265-164	
§7754(c) Apr	plicant certifie	s it has the authority	to undertake the activitie	es applie	ed for; that it m	eets the elic	gibility require	ements; that it	does r	not have an	v unresolved	
	•		f the application is for a c									all Yes
Program req	uirements.									•		
File Name:	App - Eligib	ility 7754(c)	If you answered "No" ab	ove, exp	olain details oi	n a separate	sheet of pay	per.		Attac	hed and on U	JSB? N/A
	r Applicants want to §7759:	ho have received C	alHome funding in the pa	ist 36 m	onths, up to fiv	e (5) points	may be ded	ucted for failu	re to m	eet CalHon	e Program P	erformance
		nt met expenditure a	oals pursuant to §7759?	Provide	e details belo	w:						Yes
31.700(4) 1.14	.oo / .ppoa.		r Disencumbered			Contract	Co	ntract		Amount		Amount
		CalHome Cor	ntract Number			Year	An	nount	Dise	encumbere	d Ex	pended
		06 CalH	OME 188			2006	\$1,00	0,000.00	\$3	388,084.84	\$6 ⁻	11,915.16
	_	ative representative	s who represent any port	tion of th	ne proposed se	ervice area.	If you have v	acancies in y	our leg	islative sea	ts, list your di	strict number
and address.					0.11/		-					
Diotriet #	Californ	ia State Assembly	District of		California State			Diatrict 41	<u>U</u>		Representative	<u>es</u>
District #		Name Brian Dahle	District #		Nam			District #			Name LaMalfa	
1		Brian Danie	1		Vaca	n		1		Dou	g Laiviaira	
87719 Applic	cant certifies (`alHome funds will r	not be used for any of the	coete in	87719(h) tha	t may he inc	urred in the	l ocal Program	n or the	nroject		Yes
			s who receive benefits of								d Health & S	
			Program to provide assist			•		-				-
victims of a c			g								(,	
§7721 Applic	cant certifies it	will implement the	proposed local programs	or proje	cts and also b	e responsib	le for the act	ivity requirem	ents of	§7721.		Yes
- 11			1 1 0		ible Activitie	•		, ,				
Applicants m	nav include Pr	oiect Activities or un	to two Program Activities				not apply for	both Project	Activitie	s and Prog	ram Activities	. Applicant
	•	•	p Development Project w					•		o ana i rog		. , ppca
Program Ac			nce Programs (Article 4) &						,			
Project Activ		gage										
-				Total	Uses of Fu	nds §7719)					
Activity Type	e:					<u> </u>		Funds Reque	sted	Cal	Home Funds	Eligible
	sistance (MA)	Programs						670,000			\$760,90	
		ation (OOR) Progra	ms					330,000			\$330,00	
		for Shared Housing						\$0			\$0	
Accessory D	welling units (ADU)/Junior Access	sory Dwelling units (JADL	J) Progr	ams			\$0			\$0	
PROGRAM A	ACTIVITY TO	TAL:					\$	1,000,000			\$1,090,90)9
Homeowners	ship Project D	evelopment Loans (PDL)					\$0			\$0	
		ance Projects (SHT	· /					\$0			\$0	
PROJECT A	CTIVITY TOT	AL:						\$0			\$0	
TOTAL FUN	DS REQUES	TED:					\$	1,000,000			\$1,090,90)9
				Solo	ction Criter	ia 87755	<u> </u>	,,			+ . ,	-
			(minimum		equired = 55;		oints = 100\					
Rating Facto	ors (red shad	ing indicates minim	ım score has not been	P 011110 1	1						_	Self-Score
achieved)	= (. oa ondu	ga.oatoo miiiimt	Journal Had Hat Booth		MA	OOR	SHP	ADU/JA	DU	PDL	SHTA	Points
	7755(b)(1) - 40) Pts. Max			40	20	0	0		0	0	30
)(2) - 15 Pts. Max			7	10	0	0		0	0	9
	7755(b)(3) - 25				12	16	0	0		0	0	14
		§7755(b)(4) - 10 Pts	s. Max		10	10	0	0		0	0	10
		• (,(,	ion §7755(b)(5) - 10 Pts.	Max	0	0	0	0		0	0	0
Performance	Penalty §775	55(c) - Negative 5 P	oints		0	0	0	0		0	0	0
	g Total (Minin				69	56	0	0		0	0	63
_		-	General Ap	oplican	nt Eligibility	Requiren	nents §771	7	•			•
Locality App	olicant				<u> </u>							
		comply with geograp	hic restrictions indicated	in §771	7(a)(1)?							Yes
			ofit consultants within the			yes, must	complete Li	ne 63 below.				No
						_	_			•	_	
			experience requirements	<u>s 97</u> 717	'(a)(1)?							N/A
(a)(1) Does t (a)(1) Will the	the out-of-cou e Applicant es	nty consultants fulfil tablish a consortiun	experience requirements with a single administrate	tor §771	17(a)(1)? <i>If ye</i>							N/A No
(a)(1) Does t (a)(1) Will the (b)(1) Does t	the out-of-cou e Applicant es the Applicant h	nty consultants fulfil stablish a consortiun nave sufficient organ	experience requirements	tor §771	17(a)(1)? <i>If ye</i>				§7717	(b)(1)?		No
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(a)(1) Does t (a)(1) Will the (b)(1) Does t If yes, must (b)(2) Have t	the out-of-cou e Applicant es the Applicant t complete Lin the Applicant of	nty consultants fulfil tablish a consortium have sufficient organ he 65 below. or its Administrative	experience requirements with a single administrate	tor §771 pacity to	17(a)(1)? <i>If ye</i> carry out the	activity for w	hich it is rec	uesting funds			n of two years	No Yes
(a)(1) Does t (a)(1) Will the (b)(1) Does t If yes, must (b)(2) Have t prior to the d	the out-of-course Applicant est the Applicant It complete Lin the Applicant of ate of applica	nty consultants fulfil tablish a consortiun nave sufficient organ ne 65 below. or its Administrative tion?	l experience requirements n with a single administrat nizational stability and cap Subcontractor been oper	tor §771 pacity to	17(a)(1)? If ye o carry out the shousing Deve	activity for welopers or he	which it is rec	uesting funds am administra	ators fo	r a minimun	n of two years	No Yes Yes
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(a)(1) Does t (a)(1) Will the (b)(1) Does t If yes, must (b)(2) Have t prior to the d	the out-of-course Applicant est the Applicant It complete Lin the Applicant of ate of applica	nty consultants fulfil tablish a consortiun nave sufficient organ ne 65 below. or its Administrative tion?	experience requirements with a single administrat nizational stability and cap Subcontractor been oper corts from previous CalHo Provide a copy of the ori	tor §771 pacity to rating as ome gra iginal ag	7(a)(1)? If ye o carry out the shousing Devents to HCD (spreement between	activity for welopers or home NOFA, peen the App	which it is reconstruction on the progression of th	uesting funds am administra oplication date	ators for	r a minimun (c)(1)?	n of two years	No Yes Yes Yes
(a)(1) Does t (a)(1) Will the (b)(1) Does t If yes, must (b)(2) Have t prior to the d (c)(1) Did the	the out-of-cou e Applicant es the Applicant I complete Lin the Applicant of ate of applicant e Applicant su	nty consultants fulfil tablish a consortiun nave sufficient organ ne 65 below. or its Administrative tion?	experience requirements with a single administrat nizational stability and cap Subcontractor been oper ports from previous CalHo	tor §771 pacity to rating as ome gra iginal ag subsequ	or (a)(1)? If ye or carry out the shousing Deviants to HCD (spreement betweent agreement	elopers or home NOFA, peen the Appt thereto §77	which it is reconstructed by the applicant and its 717(a)(1)	uesting funds am administra oplication date	ators for	r a minimun		No Yes Yes Yes Yes Ves N/A

File Name:	Service Area Map	Provide a Service Area Map that complies with requirements §7717(a)(1)	Attached and on USB?	Yes
i lie Hallie.	Del vice Area map	Provide documentation that complies with requirements in §7717(a)(1) Provide documentation that complies with requirements in §7717(b)(1), as specified in the	Attached and on CCD:	163
File Name:	Stability & Capacity	NOFA, Section A(1), pp. 3-4	Attached and on USB?	Yes
File Name:	App - Resolution	Provide a copy of the County Resolution §7754(b) (Sample linked in cell to the left)	Attached and on USB?	Yes
File Name:	App - Government TIN Form	Locality Applicants must submit a Government TIN Form	Attached and on USB?	Yes
File Name:	App - Reuse Acct Plan	Provide a Reuse Account Plan that complies with §7724 requirements	Attached and on USB?	Yes
Nonprofit Co	orporation Applicant			
(a)(2) Has the	e Applicant developed a project o	or operated a housing program in California within the past two years as indicated in §7717(a)(. OR	2)?	
(a)(2) Does th	he Applicant have an existing 523	3 Self-Help Technical Assistance Grant Agreement with United States Department of Agricultur	re (USDA) §7717(a)(2)?	
b)(1) Does th	ne Applicant have sufficient orga	nizational stability and capacity to carry out the activity for which it is requesting funds §7717(b)(1)?	
(b)(2) Has the	e Applicant been operating as a h	nousing Developer or housing program administrator for a minimum of two years prior to the da	ite of application?	
(b)(3) Have th	he Applicant's tax exempt purpos	es for the two years prior to the date of application included the activity for which it is applying?	?	
(b)(4) Does th	ne Applicant certify it is financially	y stable to administer funds for activities in which it is applying?		
(c)(1) Did the	Applicant submit all outstanding	reports from previous CalHome grants to HCD by the application date §7717(c)(1)?		
File Name:	Service Area Map	Provide a Service Area Map that complies with requirements §7717(a)(1)	Attached and on USB?	
File Name:	App - Experience	Provide copy of Grant's Agreement, Memorandum of Understanding, Contract with Locality to demonstrate how Applicant meets the §7717(a)(2) requirement.	Attached and on USB?	
File Name:	App - Financial Statements	§7717(b)(4) Financial Statements (for last 2 fiscal years, one of which must be audited)	Attached and on USB?	
File Name:	App - Articles of Inc	Articles of Incorporation (Corp. Code §154, 200 & 202) as certified by CA Secretary of State.	Attached and on USB?	
File Name:	App - Cert of Amend Articles	Cert. of Amendment of Articles of Inc Corp. Code §5810-5820 (public benefit and religious corps.), §7810-7820 (mutual benefit corps.), or §12500-12510 (general cooperative corps.).	Attached and on USB?	
File Name:	App - Restated Articles	Restated Articles of Inc Corp. Code §5811, 5815, 5819 (public benefit and religious corps.), §7811, 7815 and 7819 (mutual benefit corps.) and §12501, 12506 and 12510 (general cooperative corps).	Attached and on USB?	
File Name:	App - Bylaws	Bylaws and any amendments thereto - Corp. Code §207(b), 211 and 212	Attached and on USB?	
File Name:	App - IRS 501C3	IRS Approval of 501(c)(3) Status	Attached and on USB?	
File Name:	App - SOS Letter	Secretary of State Letter of Good Standing	Attached and on USB?	
File Name:	App - Board of Directors	List of Name of Board of Directors	Attached and on USB?	
File Name:	App - Signature Block	Signature Block in MS Word. Will be used in HCD legal docs such as Standard Agreement	Attached and on USB?	
File Name:	App - Cert and Legal	A completed and signed Certification and Legal Disclosure is required. In addition, a wet signature original of each signed Certification & Legal Disclosure must be submitted.	Attached and on USB?	
File Name:	App - STD-204	All payees must submit a Payee Data Record (STD-204)	Attached and on USB?	
File Name:	App - Reuse Acct Plan	Provide a Reuse Account Plan that complies with §7724 requirements	Attached and on USB?	
		§7754(b) Provide a Nonprofit Governing Board Resolution. (Sample linked in cell to the left)		

Mortgage Assistance (MA) Program - Article 4 Rev. 12/23/19 Number of units to be assisted with this application for CalHome funds: What is the Borrower's purchase price for the property? \$300,000 MA Funds Requested MA Funds Eligible \$609,091 \$700,000 MA Activity Delivery Fee (10% of the award): §7729(d) (see NOFA, p. 9) \$60,909 \$60,909 Important Note: Up to five (5) percent of total award may be provided within 90 days after the execution of the Standard Agreement for program development expenses, and up to five (5) percent of the total award may be reimbursed on a per loan basis. (See NOFA, p. 10) Total MA Funds \$670,000 \$760,909 Does the Applicant currently provide Homebuyer Education classes? No File Name: MA Homebuyer Education If not currently providing classes describe arrangements for providing Homebuyer Education. Attached and on USB? Yes (§7716(I)) Is a program or project located in a: Federal Promise Zone (https://www.hudexchange.info/programs/promise-zones/) Attached and on USB? (Promise Zones in California: Sacramento Promise Zone, Los Angeles Promise N/A No (A printout) Zone, and San Diego Promise Zone) or File Name: MA Community Revitalization Choice Neighborhood Initiative Area Attached and on USB? N/A No (https://www.huduser.gov/portal/maps/CN/home.html) or (A printout) Attached and on USB? Opportunity Zone (https://esrimedia.maps.arcgis.com/apps/View) N/A No (A printout Does the program meet a legislatively mandated priority for funds allocated to the CalHome Program? (§7755(b)(4)) Yes §7754(d) Provide a brief description of the proposed program including: amount applied for, number of units or households to be assisted, income levels of households to be assisted, description of prior experience with the type of program applied for, geographic location of the activities, financing sources and uses, and description of any contributed First Time Homebuyer Program: The County of Nevada is proposing to implement a first-time homebuyer (FTHB) assistance program throughout the unincorporated portion of the County. The homebuyer program is designed to provide assistance to eligible first-time homebuyers in purchasing their qualified homes not to exceed \$100,000 per unit including ADF (not to exceed 10% of the loan). The County is seeking these funds to expand and continue its already existing FTHB Program. The FTHB Program provides this assistance in the form of deferred payment "silent" second priority loans as "gap" financing towards the purchase price and closing costs of affordable housing units. The proposed funds will be loaned to qualified applicants at up to 3% interest with up to 45-year deferred payments, with the amount being due upon sale or transfer of title or no longer the principal residence of the borrower(s). All housing units must comply with State and local building codes, and must be "modest housing", i.e. three-bedroom two bathroom. Primary loans underwritten by FHA, USDA Rural Development, Fannie Mae, Freddie Mac or CalHFA will be acceptable. Front end ratios for the application shall ideally be between 28% to 40% §7754(d) Include Non-CalHome MA funding sources, descriptions, proposed lien positions, and amounts in lines 1 through 6 below: Non-CalHome MA Funding Sources and Source/Description of contributed labor Proposed Lien Position Amount \$1,400,000 Bank Loans 1st 2 3 4 5 6 §7754(f) Provide a brief description of how you will comply with the requirements for Local Program Administration set forth in §7721 applicable to the program or project being applied for The County of Nevada will meet the requirements of 25 CCR Section 7721 as outlined in the attached guidelines. The County has inserted the requirements of the program to ensure compliance by the staff operating the program, including: marketing the program, compliance with income screening and verification, compliance with Homebuyer Certification, loan servicing, resue account requirements, underwriting policies and procedures pursuant to 25 CCR Section 7731, occupancy requirements, records checklist, file organization, and other local, state and federal requirements. Additionally, the County has successfully operated and managed CalHOME programs and program income over multiple years. Policies and procedures are in place and have established the requirements for implementing and managing the loan funds for the program.

\$7728 The Applicant or its Administrative Subcontractor shall have successfully administered a homebuyer program for a minimum of two years within the four years immediately

\$7725(a)(1) Applicant certifies the CalHome Program loans to individual Borrowers when considered with other available financing and assistance shall not exceed the

minimum amount necessary to ensure affordable monthly housing costs as defined by the first Mortgage Lender.

preceding the application. Indicate qualifying experience below.

	· · · · · · · · · · · · · · · · · · ·		actor have prior experience with le						Yes
—			jects it's developed, which include					?	14
the past fou	r (4) years:	• • • • • • • • • • • • • • • • • • • •	ant or its Administrative Subcontr			•		a.	14
			homebuyer loans in the Applican	t's or its Administra	tive Subco	ontractor's port	folio:	b.	48
	of loans identified in (b) above tha							C.	48
	. ,	•	d by the Administrative Subcontra					d.	0
e. As of the another enti		the total number of	homebuyer loans the Applicant a	nd/or its Administra	ative Subc	ontractor is sei	rvicing for	e.	0
File Name:	MA Loan Servicing	or provided and programmer of at least 4 years the business of lower who is in the busin Applicant; or 3) the	e identifying how loans will be sen rocedures for implementing loan s either: 1) a budget that provides at , for contracting loan servicing wil an servicing; 2) a commitment let ness of loan servicing, willing to p e résumé of a current employee(s) t describes the employee(s)'s exp	servicing operations in identified source of than Administrative ter from an Adminis rovide loan servicin s) of the Applicant a	s. In addition financing Subconting Subconting Strative Sung at no condition of the stration o	on to the g, for a period ractor who is in abcontractor, ost to the Administrative		on USB?	Yes
Describe the	e applicable program (see §7728)	Vou have success	fully administered within the last	Admin Years	Unit		nistration within	Admi	n Years
20001100 1110	· · · · · · · · · · · · · · · · · · ·	ur years	, sammotored main the last	Assisted Jurisdiction	Assist	ted <u>la</u> Begin I	st four years Date End Date		.00
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ivevaua Cour	nty Flogram runded throug	gii iTCD		Nevada	14	11/27	/15 11/27/19	4	.00
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Important N	oto: Only complete this section		or ite Administrativa Subcontra	ctor most the two				for admir	istorina
-		, if the Applicant o	or its Administrative Subcontra	ctor meet the two	your min		•	for admir	istering
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a homebuye	er program.		or its Administrative Subcontra Volunteer Labor §7755(b)(5)(A)	ctor meet the two	your min			Hours	
a homebuye §7755(b)(5)	er program. Enter hours of Volunteer Labor, S	Self-Help Labor,			you	Total Hours	# Assisted Units	Hours (per Unit
a homebuye §7755(b)(5)	er program.	Self-Help Labor,	Volunteer Labor §7755(b)(5)(A)	755(b)(5)(A)		Total Hours 0 0	# Assisted Units	Hours	per Unit 0.0 0.0
\$7755(b)(5) Youth Constr	er program. Enter hours of Volunteer Labor, Struction Skills Training Program to	Self-Help Labor, the right:	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7	755(b)(5)(A) pating in a Construc	ction	Total Hours	# Assisted Units	Hours	per Unit 0.0 0.0
§7755(b)(5) Youth Constr	Enter hours of Volunteer Labor, Struction Skills Training Program to	Self-Help Labor, the right: §7755(b)(5)(C)	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip Skills Training Program (Ages 1	755(b)(5)(A) pating in a Construct 6-24 only) §7755(b)	ction	Total Hours 0 0	# Assisted Units	Hours	per Unit 0.0 0.0 0.0
§7755(b)(5) Youth Constr At least 15% Homeowners	Enter hours of Volunteer Labor, Struction Skills Training Program to of units include an ADU or JADU ship Development Project located	Self-Help Labor, the right: §7755(b)(5)(C) in High Resource	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip Skills Training Program (Ages 1 or Highest Resource Area §7755	755(b)(5)(A) pating in a Construct 6-24 only) §7755(b) (b)(5)(D)	etion)(5)(B)	Total Hours 0 0 0	# Assisted Units 0 0 0	Hours	per Unit 0.0 0.0 0.0 0.0 No
§7755(b)(5) Youth Constr At least 15% Homeowners	Enter hours of Volunteer Labor, Struction Skills Training Program to of units include an ADU or JADU ship Development Project located MA Labor Program Criteria	Self-Help Labor, the right: §7755(b)(5)(C) in High Resource	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip Skills Training Program (Ages 1	755(b)(5)(A) pating in a Construct 6-24 only) §7755(b) (b)(5)(D)	etion)(5)(B)	Total Hours 0 0 0	# Assisted Units	Hours	per Unit 0.0 0.0 0.0 0.0 No
§7755(b)(5) Youth Constr At least 15% Homeowners	Enter hours of Volunteer Labor, Struction Skills Training Program to of units include an ADU or JADU ship Development Project located	Self-Help Labor, the right: §7755(b)(5)(C) in High Resource of the Attach a copy of the right.	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip Skills Training Program (Ages 1) or Highest Resource Area §7755(, describe the criteria for participa the agreement form used for the construction of	755(b)(5)(A) pating in a Construc 6-24 only) §7755(b) (b)(5)(D) tition in your contributed labor pro	otion)(5)(B) uted labor ogram.	Total Hours 0 0 0 program.	# Assisted Units 0 0 0	Hours (per Unit 0.0 0.0 0.0 No No N/A
§7755(b)(5) Youth Constr At least 15% Homeowners File Name:	Enter hours of Volunteer Labor, Struction Skills Training Program to of units include an ADU or JADU ship Development Project located MA Labor Program Criteria MA Labor Program	Self-Help Labor, the right: §7755(b)(5)(C) in High Resource of the Attach a copy of the right.	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip, Skills Training Program (Ages 1) or Highest Resource Area §77556, describe the criteria for participa	755(b)(5)(A) pating in a Construc 6-24 only) §7755(b) (b)(5)(D) tition in your contributed labor pro	otion)(5)(B) uted labor ogram.	Total Hours 0 0 0 program.	# Assisted Units 0 0 0 Attached and	Hours (((((((((((((((((((per Unit 0.0 0.0 0.0 0.0 No No N/A
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§7755(b)(5) Youth Construction At least 15% Homeowners File Name: File Name: What percent File Name: File Name: File Name: File Name: File Name: File Name: File Name: File Name: File Name:	Enter hours of Volunteer Labor, Struction Skills Training Program to of units include an ADU or JADU ship Development Project located MA Labor Program Criteria MA Labor Program Agreement MA Labor Program Activities MA Labor Program Contracted tage of total onsite construction late MA Contributed Labor Program MA 15 percent ADU or JADU MA TCAC/HCD Opportunity Area Map ant certifies the CalHome funds it ant certifies it will be responsible	Self-Help Labor, the right: §7755(b)(5)(C) in High Resource of As an attachment participants. As an attachment participants. As an attachment will be Please provide exproposed in this a board resolution a contracts with contact and a contract with contact and a contract with contact and a contract of the proposed in this a board resolution at contract with contact and a contract with contact and a contract with contact and a cont	Volunteer Labor §7755(b)(5)(A) Self-Help Construction Labor §7 Labor provided by Youth Particip Skills Training Program (Ages 1 or Highest Resource Area §7755 , describe the criteria for participa the agreement form used for the control of activities performed by contributed labor? Vidence of previous administration pplication. This includes docume authorizing the program, supporte intributed labor participants. provide documentation showing r JADU. The map showing that Homeowner Highest Resource Area. (TCAC/I) Program will be only be used for	pating in a Construction of call process performed by contracted by completed process performed by contracted by completed process performed by contracted by completed process performed by completed by completed process performed by completed process performed by completed by completed process performed by the process per	uted labor ogram. tributed la ed out. ributed lated projects; or correct of tol Projects a rea Map) s?	Total Hours 0 0 0 program. por program s; a copy of the opies of the	# Assisted Units 0 0 0 Attached and	Hours (((((((((((((per Unit 0.0 0.0 0.0 No No No N/A

	Selection Criteria §7755				
	Total Self Score (minimum points	required = 55; maximum points = 100)	69		
ating Factors (red shading indicates minimum score rapability §7755(b)(1) - 40 Points Max (see NOFA, p. apability to operate the proposed MA Programs:	·		Points		
lumber of MA units assisted within the last four years: $2-5\sim20$ points $6-10\sim30$ points 11 or more ~40 points			40		
county in which the CalHome program or project is local Realtors as of the NOFA date, and the AMI is updated Percent of renter Households that are Low Income: The the most recent HUD Comprehensive Housing Affordal Percent of renter Households occupying overcrowded reported in the most recent HUD CHAS data; and	MA Programs will be based on the factors: of the current median sales price of a single-family home ated. The current median sales price is the most recent a	vailable from the California Association of incomes below 80 percent of AMI, as reported in Survey (HUD CHAS) data; th more than 1.5 occupants per room, as	7		
Feasibility in a geographic area for the proposed MA Programs will be based on the following factors: • Affordability of Homeownership relative to renting: The ratio of median Monthly Housing Costs for owner-occupied housing units with a Mortgage, to median Monthly Housing Costs for renter-occupied housing units, as reported in the most recent ACS data; • Availability of homes for sale relative to the proposed lending activity: The ratio of the following: (a) The number of home sales in the previous year priced below either the current median sales price of a single-family home in the county in which the CalHome program is located, or \$500,000, whichever is less; to (b) The number of Loans that the Applicant expects to provide in the program. The Applicant will provide home sales information based on publicly available real estate transactions data (e.g. Zillow.com, Redfin.com). Note: In order to receive points for Feasibility, the Applicant is required to research and provide information on Area Home Sales and Proposed number of					
(b) The number of Loans that the Applicant expects to The Applicant will provide home sales information bas tote: In order to receive points for Feasibility, the Applicant will be applied to the Applicant will provide the Applicant will provide the Applicant will be applied to the Applied to t	provide in the program. ed on publicly available real estate transactions data (e.g	. Zillow.com, Redfin.com).	12		
(b) The number of Loans that the Applicant expects to The Applicant will provide home sales information bas tote: In order to receive points for Feasibility, the Applicant will be applied to the Applicant will provide the Applicant will provide the Applicant will be applied to the Applied to t	provide in the program. ed on publicly available real estate transactions data (e.g	. Zillow.com, Redfin.com).	12		
(b) The number of Loans that the Applicant expects to The Applicant will provide home sales information bas lote: In order to receive points for Feasibility, the Apoans below:	provide in the program. ed on publicly available real estate transactions data (e.g	. Zillow.com, Redfin.com). on on Area Home Sales and Proposed number of	12		
(b) The number of Loans that the Applicant expects to The Applicant will provide home sales information bas lote: In order to receive points for Feasibility, the Apoans below: (a) The Number of Home Sales 200 community Revitalization §7755(b)(4) - 10 Points (se contributes to Community Revitalization as defined in S	provide in the program. ed on publicly available real estate transactions data (e.g. pplicant is required to research and provide informati (b) Proposed Number of Loans 7 e NOFA, p. 18) ection 7716(l), or meets a legislatively mandated priority of the adaptation or resiliency consistent with the Hazard Miti	. Zillow.com, Redfin.com). on on Area Home Sales and Proposed number of (a)/(b) Ratio 28.57 or funds allocated to the CalHome Program, or	12		
(b) The number of Loans that the Applicant expects to The Applicant will provide home sales information bas ote: In order to receive points for Feasibility, the Apoans below: (a) The Number of Home Sales 200 ommunity Revitalization \$7755(b)(4) - 10 Points (see ontributes to Community Revitalization as defined in Seevelops a Rehabilitation Program that addresses clima lan adopted by the jurisdiction in which the program will columner Labor, Self-Help Labor or Youth Construction polications applying for Homeownership Development ith substantial rehabilitation when the Recipient is acquired that they are utilizing: A) Volunteer or Self-Help Construction labor, where a man of the extent that they are utilized in a Construction training labor more of the Solution of the So	provide in the program. ed on publicly available real estate transactions data (e.g. poplicant is required to research and provide information (b) Proposed Number of Loans 7 e NOFA, p. 18) ection 7716(I), or meets a legislatively mandated priority for the adaptation or resiliency consistent with the Hazard Mitter I be offered. Ition Skills Training Program §7755(b)(5) - 10 Points (some projects, SHTA homeownership projects, or a MA Local suiring and substantially rehabilitating properties for sale to the provided by the 16- to 24-year-old program particing up to the provided by the 16- to 24-year-old program particing properties for sale to the provided by the 16- to 24-year-old program particing program program particing program program program program program particing program prog	. Zillow.com, Redfin.com). on on Area Home Sales and Proposed number of (a)/(b) Ratio 28.57 or funds allocated to the CalHome Program, or gation Plan or the Safety Element of the General ee NOFA, p. 19) Program for new construction housing or acquisition First-Time Homebuyers, will receive up to 10 points sisted Unit is provided; or rs of on-site construction labor per Assisted Unit is pants; or			

		UW	ner-Occupied Rehabilitation (OOF	R) Program - Article 5				Rev. 1	2/23/19
		OOR Activity			Units	Regular F	Rehat).	2
OOR Activity(i	ies) §7718(a)(2)	OOR Activity	#2 Proposed # of Assisted Manufactured Ho	using Units		Regular F			0
	,	OOR Activity	#3 Proposed # of Assisted ADUs/JADUs		Subtantia	l		1	
Number of uni	its to be assisted	with this applica	ation for CalHome funds:						3
OOR Funds R	equested			OOR Funds Requested		OOR Funds	Eliaik	ole	
	or units that need	regular rehabili	tation:	\$150,000		\$150,00			
	or units that need			\$125,000		\$125,00			
OOR Activity D	Delivery Fee (20%	of the award):	§7729(d) (see NOFA, p. 9)	\$55,000		\$55,00			
Important No	te: Up to 10 perc	ent of total aw	vard may be provided within 90 days after the be reimbursed on a per loan basis. (See No.		ent for	program developm	ent e	xpen	ses,
Total OOR Fu		tar awara may	be rembursed on a per roun busis. (See 14	\$330,000		\$330,00	00		
			(§7716(I)) Is a program or project located in a:			•			
			Federal Promise Zone (https://www.hudexcha	nge.info/programs/promise-zones/)		Attached and a	I I C	Da	
			(Promise Zones in California: Sacramento	Promise Zone, Los Angeles	No	Attached and o	printo		N/A
File Name:	OOR Com	munity	Promise Zone, and San Diego Promise Zon	e) or		(A	printe	iut)	
rile Name.	Revitaliz	ation	Choice Neighborhood Initiative Area		No	Attached and o	n US	B?	N/A
			(https://www.huduser.gov/portal/maps/CN/hon	ne.html) or	INU	(A	printo	ut)	IN/A
			Opportunity Zone (https://eerimedia.mana.area	via com/onno///iow	Na	Attached and o	n US	B?	NI/A
			Opportunity Zone (https://esrimedia.maps.arcg	<u>gis.com/apps/view)</u>	No	(A	printo	ut)	N/A
Does the prog	ram meet a legisl	atively mandate	ed priority for funds allocated to the CalHome F	Program?					
			Did the Applicant develop a Rehabilitation Pro	gram that addresses climate					
File Name:	OOR Climate Ch	ange and	adaptation or resiliency consistent with the Ha	zard Mitigation Plan or the Safety	Yes	Attached and o	n US	B?	Yes
riie Naille.	Resiliency Effort	s	Element of the General Plan adopted by the ju	risdiction in which the program will be	165	(Submit a n	arrati	ve)	162
			offered?						
§7754(d) Prov	ride a brief descrip	otion of the prop	posed program including: amount applied for, r	number of units or households to be ass	sisted, in	come levels of hous	eholo	ds to b	е
assisted, desc	ription of prior ex	perience with th	ne type of program applied for, geographic loca	ation of the activities, financing sources	and use	s, and description of	any	contri	buted
labor.									
The County of	Nevada will mee	t the requireme	nts of 25 CCR Section 7721 as outlined in the	attached guidelines. The County has in	serted t	ne requirements of the	ne pro	ogran	to
ensure compli	ance by the staff	operating the p	rogram, including: marketing the program, com	pliance with income screening and ver	ification,	compliance with Ho	mebu	ıyer	
			uirements, underwriting policies and procedure						ist. file
			requirements. Additionally, the County has su						
			place and have established the requirements f						
	•		Nevada is proposing to implement an Owner				uninc	orpor	hate
			riorada lo proposing to imploment all otimos					o. p o.	
areas of the C	ounty. The OOR	program is des	igned to provide assistance to eligible application					375.00	
	<u> </u>	<u> </u>	igned to provide assistance to eligible applications and the second state of the secon	nts with the repair or replacement of the	ir qualifi			\$75,00 	
	<u> </u>	e OOR funding	sources, descriptions, proposed lien positions	nts with the repair or replacement of the	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	••	00 per
§7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:		eed S	Am	00 per ount
§7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	Am	00 per
§7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	Am	00 per ount
§7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	Am	00 per ount
§7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	Am	00 per ount
\$7754(d) Incl	<u> </u>	ne OOR funding	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below	<mark>ir qualifi</mark> v:	ed homes not to exc	eed S	Am	00 per ount
\$7754(d) Incl	lude Non-CalHom	ue OOR funding Non USDA	g sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source Housing Preservation Grant - This is a grant no	nts with the repair or replacement of the s, and amount in lines 1 through 6 below of a loan	v: P	ed homes not to exc roposed Lien Position	on	Am. \$20	ount ,000
\$7754(d) Incl 1 2 3 4 5 6 \$7754(f) Provi	lude Non-CalHom	ue OOR funding Non USDA	sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source	nts with the repair or replacement of the s, and amount in lines 1 through 6 below of a loan	v: P	ed homes not to exc roposed Lien Position	on	Am. \$20	ount ,000
\$7754(d) Incl 1 2 3 4 5 6 \$7754(f) Provi	lude Non-CalHom	Non USDA I	y sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source Housing Preservation Grant - This is a grant no	ogram Administration set forth in §7721	v: P applica	roposed Lien Position	on or proj	Am \$20	ount ount ound
\$7754(d) Incl 1 2 3 4 5 6 \$7754(f) Provi applied for. The County of	ide a brief descrip	Non USDA I tion of how you t the requireme	y sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source Housing Preservation Grant - This is a grant no	nts with the repair or replacement of the s, and amount in lines 1 through 6 below of a loan ogram Administration set forth in §7721 attached guidelines. The County has in	v: P applica	ed homes not to exc roposed Lien Position ble to the program of	on on or proj	Ame \$20	ount ount ound
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§7754(d) Incl 1 2 3 4 5 6 §7754(f) Provi applied for. The County of ensure compli-	ide a brief descrip Nevada will mee	tion of how you	y sources, descriptions, proposed lien positions -CalHome OOR Funding Sources and Source Housing Preservation Grant - This is a grant no	ogram Administration set forth in §7721 attached guidelines. The County has in poliance with income screening and very	v: P applica serted tlification,	ed homes not to exc roposed Lien Position ble to the program of the requirements of the compliance with Ho	on or proj	Ami \$20	ount ,000
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Describe the applicable program(s) (see §7732) you have successfully administered within the last four years	Admin Years Assisted	Rehabs Completed		ntion <u>within</u> ur years	Admin Year
within the last roth years	Jurisdiction	3	Begin Date	End Date	4.00
County of Nevada Rehab Program funded through HCD	Nevada	3	11/27/15	11/27/19	4.00
					0.00
					0.00
					0.00
					0.00
Important Note: Only complete this section, if the Applicant or its Administrative Subcontra a local OOR Program. §7734 Applicant certifies it will be responsible for these OOR administrative activities? §7735 Applicant certifies it will develop and employ OOR underwriting guidelines as required in §					Ye
as deemed necessary by HCD. The OOR guidelines must be submitted to and approved by HCD §7735(b) Prior to commencement of Rehabilitation work, Applicant will obtain an appraisal meetir			Agreement.		Ye
Selection Criteria					
Total Self Score Rating Factors (red shading indicates minimum score has not been achieved)	(minimum poin	ts required =	<u>55; maximu</u>	m points = 10	0) 56 Points
Capability §7755(b)(1) - 40 Points Max (see NOFA, p. 16) Capability to operate the proposed OOR Programs: Number of Rehabilitation/Reconstructed units assisted within the last four years: 2 - 5 ~ 20 points 6 - 10 ~ 30 points 11 or more ~ 40 points					20
Community Need §7755(b)(2) - 15 Points (see NOFA, p. 17) Community need in a geographic area of the proposed OOR Programs will be based on the factor Age of the housing stock: The percent of owner-occupied housing units over 30 years old, as recommunity Survey (ACS) data; Percent of homeowner Households that are in poverty: The percent of families in owner-occupied reported in the most recent ACS data; Percent of homeowner Households that are Low Income: The percent of Households in owner-organized in the most recent HUD CHAS data; and the Percent of homeowner Households occupying overcrowded housing: The percent of owner-occupied in the most recent HUD CHAS data.	ported in the most of the housing with inconcepted housing w	omes below the	federal pover	ty line, as	10
Feasibility §7755(b)(3) - 25 Points (see NOFA, p. 18) Feasibility in a geographic area for the proposed OOR Programs will be based on the following far Age of the housing stock: The percent of owner-occupied housing units over 30 years old, as re Percent of homeowner Households occupying overcrowded housing: The percent of owner-occupied in the most recent HUD CHAS data.	ported in the most			ts per room,	16
Community Revitalization §7755(b)(4) - 10 Points (see NOFA, p. 18) Contributes to Community Revitalization as defined in Section 7716(I), or meets a legislatively madevelops a Rehabilitation Program that addresses climate adaptation or resiliency consistent with Plan adopted by the jurisdiction in which the program will be offered.				•	10
Volunteer Labor, Self-Help Labor or Youth Construction Skills Training Program §7755(b)(\$ Applications applying for Homeownership Development Projects, SHTA homeownership projects acquisition with substantial rehabilitation when the Recipient is acquiring and substantially rehabil up to 10 points to the extent that they are utilizing:	, or a MA Local Pro itating properties fo	gram for new c or sale to First-T	ime Homebuy	J	
(A) Volunteer or Self-Help Construction labor, where a minimum of 500 hours of on-site construction. (B) Labor provided by youth participating in a Construction Skills Training Program, where a minimum or ovided. The 500 hours of construction training labor must be provided by the 16- to 24-year-old (C) Minimum 15 percent of units include an ADU or a JADU.	num of 500 hours o	of on-site consti		er Assisted Unit	o is
(D) Homeownership development projects are located in a High Resource or Highest Resource a	rea, as identified o	n the TCAC/HC	D Opportunity	Area Map.	
Performance Penalty §7755(c) - A deduction to the total score will be applied for failure to meet	Calliama Drogram	Performance C	Coale pureuant	+o \$7750	0

Applicant Certification and Commitment of Responsibility

Rev. 12/23/19

As the official designate by the governing body, I hereby certify that if approved by HCD for a CalHome Program funding allocation, the

(applicant name) County of Nevada

assumes the responsibilities specified in the CalHome Program authorized by Chapter 6 (commencing with §50650 of Part 2 of Division 31 of the Health and Safety Code) together with the CalHome Guidelines, as both may be amended from time to time, and all other applicable law, and certifies that:

- A. It possesses the legal authority to apply for the allocation and to execute their proposed program or project §7754(c);
- B. Before committing funds to a homebuyer/homeowner, it will evaluate the funding eligibility in accordance with CalHome Program Guidelines and will not invest any more CalHome funds in combination with other governmental assistance than is necessary to provide affordable housing;
- C. The Applicant does not have any unresolved audit findings for prior HCD or federally-funded housing or community development projects or programs §7754(c);
- D. There are no pending lawsuits that would impact the implementation of this program or project §7754(c);
- E. §7756(a)(14) It will comply with all requirements as set forth in the NOFA and the statutes and guidelines governing the CalHome Program including, but not limit to, Housing Element, Climate Adaptation (specifically Executive Order B-30-15), Long-Term Resiliency Standards and Fire and Flood Requirements;
- F. The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct;
- G. It has the ability to perform the duties for the activity(s) applied for in accordance with §7718;
- H. Construction work has not begun, and will not begin, prior to the date that HCD makes an award of CalHome Funds §7718(c);
- I. If awarded, the Recipient, shall implement the local program or project and be responsible for all the activities outlined in §7721(a), including items I(1) & I(2) below;
 - 1. §7721(a)(5) Maintain complete and accurate records of all CalHome Program loan disbursements and repayments to ensure adherence to proper accounting procedures for the CalHome Program loans, which may be verified by the Department and may be subject to a fiscal and programmatic audit;
 - 2. §7721(a)(6) Comply with reporting requirements pursuant to §7758;
- J. §7725(a) CalHome Program loans to individual borrowers shall not exceed the amount published in the current NOFA or, when considered with other available financing and assistance, the minimum amount necessary;
- K. Homeowner and Homebuyer Loan Terms and Loan-to-Value Limits shall follow the regulations outlined in §7726 and §7727.
- L. The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct.

I authorize the Department of Housing and Community Development to contact any agency, whether or not named in this application, which may assist in determining the capability of the Applicant. All information contained in this application is acknowledge to be public information. (This certification must be signed by the person authorized in the Resolution.)

*Signature:		Title:		Housing and Community Services Director
*Must be sig	ned by authorized signatory per the resolution.			
Type Name:	Mike Dent		Date:	2/11/20