

**2<sup>nd</sup> ADDENDUM**

**TO**

**Housing and Community Development, OCCR  
2020 Supportive Housing NOTICE OF FUNDING AVAILABILITY**

**May 27, 2021**

The County of Orange released a 2<sup>nd</sup> amendment to the 2020 Supportive Housing Notice of Availability (NOFA) on May 27, 2021 as authorized at the May 25, 2021 Board of Supervisor’s meeting.

The 2<sup>nd</sup> Amendments to the 2020 NOFA are as follows:

- Additional 157 Project Based Vouchers
- Addition of \$6.5 million in American Rescue Plan Act (ARPA) and Federal HOME funds.

The purpose of the Amended 2020 Supportive Housing Notice of Funding Availability (NOFA) is to make available up to \$19.5 million in Orange County Housing Successor Agency funds, American Rescue Plan Act (ARPA), Federal HOME Investment Partnership Program funds and/or Mental Health Services Act funds and PBVs to promote the acquisition, new construction and acquisition of Supportive Housing.

The amended [2020 Supportive Housing NOFA](#) and application are available at this [link](#) and on [BIDSYNC \(Bid #NOFA 2020-01\)](#).

NOFA Initial Funding	Funds Available from Original Amount	Addendum 2 Additional Funding	Available Funds
\$13,000,000	\$1,017,056	\$6,500,000	\$7,517,056

  

NOFA Initial Vouchers	Vouchers Available from Original Amount	Addendum 2 Additional Vouchers	Available Vouchers
200	0	157	157

HOUSING AND COMMUNITY DEVELOPMENT will accept submissions for the 2020 NOFA on an over the counter basis per the terms of the NOFA. Funds and PBVs are available until the NOFA closes, is replaced by a new NOFA, or until all available funds are committed, whichever occurs first. Interested and qualified applicants who can successfully demonstrate their ability to provide supportive housing for extremely low-income households who are homeless are encouraged to submit proposals.

Effective immediately, and until further notice, HCD will temporarily accept electronic submittals of applications for the NOFA. Developers will need to e-mail [Julia.Bidwell@occr.ocgov.com](mailto:Julia.Bidwell@occr.ocgov.com) and [Juanita.Preciado@occr.ocgov.com](mailto:Juanita.Preciado@occr.ocgov.com) a download link to the full and complete application. If HCD staff cannot download the application using the link provided, the Developer will be notified of a returned application and will need to re-submit/re-send a download link to the application. This temporary process will ensure that applications are still received on a first-come, first-serve basis.

The sections as amended are below. All other sections, exhibits and attachments remain the same.

**2020 SUPPORTIVE HOUSING NOTICE OF FUNDING AVAILABILITY  
Bidsync NOFA 2020-01**

**January 27, 2020  
Amended March 24, 2020  
2<sup>nd</sup> Amendment May 27, 2021**

**SECTION I - INTRODUCTION, APPLICATION & SELECTION PROCESS - Amended**

This 2020 Supportive Housing Notice of Funding Availability (NOFA) announces the availability of up to \$19.5 million dollars in Federal American Rescue Plan Act (ARPA), HOME Investment Partnerships Program (HOME) funds, Orange County Housing Successor Agency (HSA) funds and Mental Health Services Act (MHSA) funds to promote the acquisition, new construction, and acquisition/rehabilitation of Supportive Housing, as defined in Attachment C of this NOFA, affordable for Orange County's extremely low-income households who are homeless by providing below market rate financing. Housing and Community Development (HCD) will also provide an additional 157 VASH, Mainstream and or Housing Choice Project Based Vouchers (as amended May 25, 2021) for extremely low-income households who are homeless, for projects that meet the requirements of this NOFA (regardless of whether or not capital funding is requested under this NOFA). HCD requires that units assisted under this NOFA be filled with tenants who are prioritized through the Coordinated Entry System (CES). Interested and qualified developers who can successfully demonstrate their ability to acquire, build or substantially rehabilitate, and operate Permanent Supportive Housing are encouraged to submit proposals. **All assisted units must provide permanent housing to homeless individuals or families, as defined in Section 10315 (b) of California Tax Credit Allocation Committee Regulations.**

**1.01 APPLICATION PROCESS - Amended**

Effective immediately, and until further notice, HCD will temporarily accept electronic submittals of applications for the NOFA. Developers will need to e-mail [Julia.Bidwell@occr.ocgov.com](mailto:Julia.Bidwell@occr.ocgov.com) and [Juanita.Preciado@occr.ocgov.com](mailto:Juanita.Preciado@occr.ocgov.com) a download link to the full and complete application organized in the sections.. If HCD staff cannot download the application using the link provided, the Developer will be notified of a returned application and will need to re-submit/re-send a download link to the application. This temporary process will ensure that applications are still received on a first-come, first-serve basis.

**SECTION II - PROGRAM DESCRIPTION**

**2.01 FUNDS AVAILABLE - Amended**

Up to \$19.5 million dollars in ARPA , HOME funds, HSA and MHSA funds will be set aside for the acquisition, new construction, and acquisition/rehabilitation of Permanent Supportive Housing affordable for Orange County's extremely low-income households who are homeless by providing below market rate financing under this NOFA. Funds are available on a first-come, first-serve basis, based on the preference and underwriting criteria set forth in this NOFA, until the NOFA is replaced by a new NOFA, or until funds are committed, whichever occurs first. HCD reserves the right to determine first-come, first-served based on meeting all conditions of the NOFA, in the case of simultaneous receipt of applications. HCD reserves the right to increase or decrease the amount in this NOFA subsequent to Board of Supervisors approval. **ARPA funds subject to all Federal requirements once known.**

**2.31 COMPLIANCE WITH OTHER REQUIREMENTS - Amended**

The program regulations identified below are applicable to the corresponding funding sources.

**HOME Program (CDFA 14.239)** – Federal Register at 24 CFR Part 92

**Orange County Housing Successor Agency** - California Health and Safety Code 33000 et seq.

**Project Based Vouchers** - Chapter 17 of the OCHA Administrative Plan and Title 24 of the Code of Federal Regulations

**MENTAL HEALTH SERVICES ACT** - Welfare and Institutions Code – WIC - Division 5 - Community

In addition to any requirements described elsewhere in this proposal, the following requirements apply to all projects funded with HOME funds:

- Equal Opportunity and Fair Housing (including: Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Equal Opportunity in Housing Executive Orders 11063 and 12259, Age Discrimination Act of 1975, Equal Employment Executive Order 11246); and Affirmative Marketing.
- Handicapped Accessibility (including: Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973), and removal of Physical Barriers: for new construction or substantial rehabilitation of HOME-assisted multifamily rental properties, five percent (5%) of the units (at least one unit) (1) in the project must be accessible to individuals with mobility impairments and an additional two percent (2%) of the units (at least one unit) must be accessible to individuals with sensory impairment).
- Fire Administration Authorization Act of 1992.
- Compliance with the Consolidated Plan and all other federal, state or local laws which may govern the use of these funds.

**American Rescue Plan Act (ARPA) of 2021 funds requirements are subject to all Federal regulations.**

### **SECTION III - SPECIAL PROGRAMS**

#### **3.01 HOUSING CHOICE VOUCHER PROGRAM (SECTION 8 PROJECT BASED VOUCHERS/Mainstream Vouchers and VASH) - Amended**

Project proposals may request Project-based Vouchers (PBV). Based on the availability of funds, OCHA may provide up to an additional 200 Project Based Vouchers for new Permanent Supportive Housing units. OCHA may provide an additional 157 VASH, Mainstream and or Housing Choice Project Based Vouchers (as amended May 25, 2021) for extremely low-income households who are homeless, for projects that meet the requirements of this NOFA and this 2nd amendment.

The County will select proposals that are solicited by the NOFA or were previously selected based on a NOFA or an RFP competition. This may include selection of a proposal for housing assisted under a federal, state, or local government housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals, e.g., HOME, and units for which competitively awarded LIHTCs have been provided, where the proposal has been selected in accordance with such program's competitive selection requirements.

Policies that regulate the use of Housing Choice PBV rental assistance in a project are more fully described in Chapter 17 of the OCHA Administrative Plan and Title 24 of the Code of Federal Regulations.

Mainstream Program regulations and operating requirements can be found via the following link:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/mainstream](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mainstream)

VASH program regulations and operating requirements can be found via the following link:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/vash](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash)