

## **Response to NOFA Application Questions**

**Last Updated: June 28, 2023**

### **Q: When is the application period?**

A: The NOFA Application opened June 7<sup>th</sup> and closes Monday, July 31<sup>st</sup> at 5:00 P.M.

### **Q: Where do I send my completed application?**

A: Email a pdf of your completed application and accompanying attachments to [housing@scag.ca.gov](mailto:housing@scag.ca.gov) with "NOFA Application" in the subject line. A drop box link is acceptable.

### **Q: When is the expenditure deadline for the grant funds?**

A: All work must be completed by December 31, 2025 and a close-out report provided to SCAG no later than 90-days after the completion date, or April 1, 2026, whichever comes first.

### **Q: Is there technical assistance available for completing the application?**

A: Yes, applicants may schedule one-on-one meetings to discuss applicants and/or project eligibility. This is also an opportunity to ask questions about the application. Use the following link while the application period is open to schedule an appointment. There is no limit to the number of one-on-one meetings an applicant can request. <https://scag.ca.gov/programs-accelerate-transformative-housing-path>.

### **Q: Can I submit a draft application for feedback before the deadline?**

A: Yes, while the call is open, SCAG staff will make every effort to review and provide general feedback on draft applications. Reviews are offered as a courtesy and there is no guarantee staff will be able to provide feedback on all draft applications submitted during the open call. If an applicant wishes to receive a review, they are encouraged to submit their materials as early as possible. If staff are unable to provide feedback, applicants will still be able to schedule one-on-one meetings to discuss their applications. To be considered for funding the application and all materials must be received by SCAG by the close of the call. Draft application materials can be submitted to [housing@scag.ca.gov](mailto:housing@scag.ca.gov). Please indicate in the email subject line and body this is a request for a draft review.

### **Q: How can we submit an Infill Map if we are funding a program or funding tool and do not have a specified site(s)?**

A: The infill map can either be visual or narrative based. Information on creating both is available in the [Infill Guidance document](#) linked here and available in the NOFA for Lasting Affordability online resources. For projects that do not have identified sites, corridors or project areas, or that will serve a broad area, please create a map of your existing or planned fund or organization's service area, along with a statement committing to meet the REAP 2.0 Infill Definition for all funded activities. In your narrative justification, describe how your service area satisfies Part A, Part B, and Part C of the REAP 2.0 infill definition, which is provided in the application and PATH guidelines.

**Q: Is there a minimum or maximum award amount that can be requested?**

A: We have not set a minimum or maximum award amount. However, we will evaluate proposals based on cost effectiveness in Section 4.3.3, and applicants will need to provide a scope and budget as part of the attachments. Depending on interest in the NOFA program, funding requests could be awarded in full or in part.

**Q: Will cost effectiveness be measured by dollar per unit, or will there be a qualitative measure?**

A: Both. In the evaluation criteria, Question 4.3.3 requests applicants provide both qualitative and quantitative measures for their proposed project. For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing, please include past cost per unit, along with operating costs, affordability levels and rents, target populations served and supportive service support costs. If past costs are unknown, please provide estimates for future costs.

In this section you will also be asked to outline your organization's plan to ensure the project is completed on time and on budget. Which should include how your organization or applicant team will address timing delays or cost overruns and should correspond to the information provided in the budget & timeline, scope and deliverables.

For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing please outline how the new loan product or financing tool will be developed and when it is anticipated to be available for use in housing projects. If the loan product or financing tool is already established and the funding expands current capacities, please outline the process and timeline for making the funds available. Please also describe the proposed approach for meeting all monitoring requirements that could be required for use of the funds in a loan product or financing tool that ultimately results in development and or preservation of Affordable Housing.

**Q: For entities that are newly launching, can programmatic funding include administrative and operational needs related to running the program?**

A: Consultant assistance and staff time to establish emerging or increase existing trusts is an allowable use.

**Q: Do the NOFA funds trigger any labor/hiring requirements, such as prevailing wage requirements?**

This program is subject to the REAP 2.0 Guidelines and all applicable State and Federal laws. Funding is available for program-level projects supporting emerging and existing trust fund programs increase funding impact for housing supply, affordability, and choice. SCAG will not directly fund development projects. If the proposed project that is funded through the trust fund and or catalyst fund will ultimately lead to the construction or acquisition of housing, the sub-recipient will be required to comply with additional requirements, including but not limited to prevailing wage, fair housing, ethics laws, non-discrimination and accessibility laws. Any property acquisition funded with public funds will be subject to additional requirements under applicable law including, but not limited to, enforceable nondiscriminatory covenants recorded in the property's chain of title.

If awarded funds, the sub-recipient will be required to enter into an MOU (and, if necessary, based on specific proposals, other regulatory agreements) with SCAG that requires the sub-recipient to comply with these guidelines and all applicable laws and to ensure, to SCAG's satisfaction, that any sub-recipients, consultants, or contractors comply. Further, the sub-recipient will be required to indemnify SCAG for their failure to comply with any of the requirements and provide evidence of adequate continuing financial resources to satisfy these indemnity obligations.

**Q: What reporting requirements do the grant funds have?**

A: Consistent with SCAG's Overall Work Program reporting procedures and Subrecipient Monitoring Policies and Procedures, Subrecipients must provide progress reports and itemized invoices to track progress. Progress will be measured according to the tasks, deliverables, costs, and timeline. Additionally, the REAP 2.0 program requires Subrecipients to file an annual report measuring project outcomes and desired impacts through June 30, 2026. Subrecipients must submit a quarterly report using the subrecipient report template which will be provided in the executed MOU. Subrecipients must also submit an annual report by February 10 of each year using the annual report template which will be provided in the executed MOU. When the project is finalized, the Subrecipient must submit a close-out report no later than 90-days after the completion date, or April 1, 2026, whichever comes first. HCD has not provided the requirements for the close-out report, a template will be provided when available. For a project that includes a direct grant to a housing trust, land trust, or catalyst fund for producing and maintaining affordable housing, in the response to Criterion 4.3.3, an applicant must include their approach to meeting any and all monitoring and reporting requirements that could apply from using the state funds in the affordable housing project. Any property acquisition funded with public funds will most likely be subject to additional requirements under applicable law including, but not limited to, enforceable nondiscriminatory covenants recorded in the property's chain of title.

**Q: Can NOFA funding be used for gap financing?**

A: Not directly. The NOFA for Lasting Affordability supports program-level investments in housing trust funds, community land trusts, catalyst funds, innovating financing strategies, and nonprofit organizations

that secure lasting affordability in compliance with the PATH program guidelines and the state REAP 2.0 guidelines. This includes funding for emerging and existing trusts and funds to develop or expand loan products and financing tools. The loan product or financing tool proposed to receive funding may include gap financing as an eligible use.

In your response to Criterion 4.3.3 in the application, you will be asked to describe the proposed approach for meeting all monitoring requirements that could be required for use of the funds in a loan product or financing tool that ultimately results in development of Affordable Housing. Additionally, if awarded funds your organization will be required to indemnify SCAG from failure to comply with any of the requirements for use of the funds and provide evidence of adequate continuing financial resources to satisfy the indemnity obligations.