



Sonoma County Community Development Commission
1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Commission*

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Director

Date: March 15, 2023
To: All Interested Parties
From: Maria Contreras, Community Development Associate
Subject: Notice of Funding Availability: Public Local Housing Allocation

The Sonoma County Community Development Commission (Commission) requests applications for eligible Affordable Housing projects to receive funding from the Permanent Local Housing Allocation (PLHA) program. PLHA funds available for the Fiscal Year 2023-2024 are **\$2,020,172**. There will be no County Fund for Housing funds available in this funding cycle.

Funds in the amount of **\$605,042** shall be set-aside and a preference given to Affordable Owner Workforce Housing (AOWH) projects, for the development and acquisition of affordable ownership housing, including accessory dwelling units (ADUs), that meet the needs of a growing workforce earning up to 120 percent (120%) of Area Median Income (AMI). ADUs shall be available for occupancy for a term of no less than 30 days. Applicants must indicate that their project is designed to receive these set aside funds.

The remaining balance of **\$1,415,130** shall be prioritized for investments to increase the supply of affordable rental housing for households earning up to fifty percent (50%) AMI (pursuant to the 5 Year Plan). The application and review process for both priorities will run concurrently. At the conclusion of the application and award process, any remaining funds set-aside for AOWH projects, will be available over the counter for eligible AOWH projects, until the balance of remaining funds is exhausted, or until the following PLHA NOFA is released. PLHA funding is generally available once annually for affordable rental and homeownership projects located in cities/towns as well as in unincorporated areas of the County. The interest rate on a PLHA loan is 3% unless an alternative is required by other funding sources. All funds awarded must be expended within 18 months of the date of award.

All applications must be submitted online at the following link:
<https://portal.neighborlysoftware.com/SONOMACOUNTYCA/Participant> The application packet contains the Sonoma County Community Development Commission Loan Policies and PLHA Program Guidelines. Please review these materials carefully for important information on project eligibility and application procedures.



Potential applicants are highly encouraged to attend the Technical Assistance session scheduled for:

March 22, 2023
3:00 PM to 4:30 PM

The meeting will be held virtually. During the Technical Assistance session, Commission staff will discuss in more detail the application requirements and guiding principles for a project to be considered eligible and recommended for funding as well as answer questions. Please contact the Community Development Commission Office @ (707) 565-7500 or notify us via email at krista.fotou@sonoma-county.org to indicate your interest in attending.

The PLHA funding policies further the goals of the County's General Plan Housing Element, and the Board of Supervisors Strategic Priorities. In accordance with the funding policies, the Commission has established the following guiding principles and priorities for this funding cycle. As such, the Commission will recommend awarding funds to the most competitive proposals that best meet the following priorities:

1. Projects that demonstrate the creation or preservation of the greatest number of affordable housing units affordable to the lowest-income populations.
2. Projects that demonstrate Commission funds will be leveraged against total development costs at least 7:1.
3. Projects demonstrating advanced readiness via (a) entitlements; (b) financing commitments; (c) permitting.
4. Project developers who can demonstrate previous success in the development of Affordable Housing within the last seven years.

Due Date: All applications must be submitted to the Community Development Commission by or before 5:00 P.M. on Thursday, April 27, 2023.

Funding applications from eligible project sponsors, including local government and public agencies with proof of tax-exempt status, will be considered for funding at a public hearing on June 21, 2023. Applicants MUST attend the public hearing to remain eligible for funding and be prepared to answer questions about their respective project. The funding recommendations made on June 21, 2023, will be forwarded to the Sonoma County Board of Supervisors. The Board will consider the recommendations and award funding at a future meeting, announced at a later date.

Please contact Maria Contreras at (707) 565-7414 or Maria.Contreras@sonoma-county.org if you have any questions about the application process and requirements.

Item	Key Dates	Description
1	March 15, 2023	Release of NOFA
2	March 22, 2023	Technical Assistance Session with Applicants via Zoom Webinar
3	April 27, 2023	Applications Due via Neighborly by 5p.m.
4	May 17, 2023	Presentation to CD Committee – Applications Received
5	June 21, 2023	CD Committee- Review and Approval of Funding Recommendations
6	July 11, 2023	(Tentative) Review and approval of awards by Board of Supervisors