



# Landscape of California Housing Resources

CALIFORNIA TRIBAL HOUSING ACCELERATOR  
ACADEMY 2025

April 23 2025





## Icebreaker Question



Please share your name, tribe, and role in the chat

What is your favorite way to relax?

NOTE: if you have a question throughout the presentation, please include your name and contact info in case HCD staff need to get back to you with a response





# AGENDA

INTRODUCTION

MAJOR PROGRAMS:

TRIBAL HOMEKEY +

TRIBAL HHAP

TRIBAL MULTIFAMILY  
SUPERNOFA

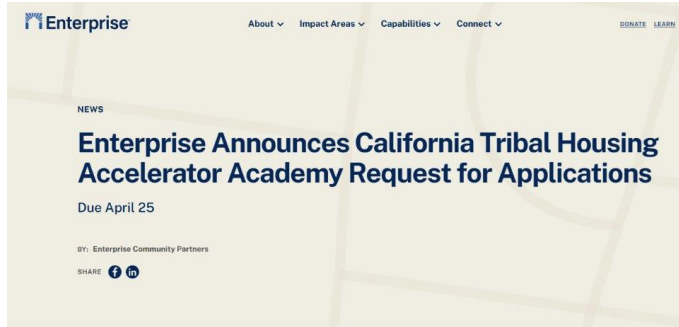
ADDITIONAL RESOURCES

UPCOMING PROGRAMS

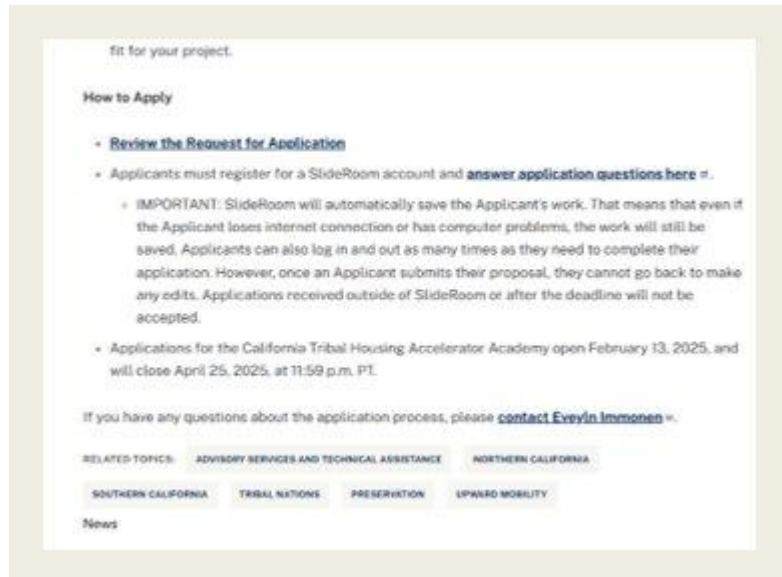
QUESTIONS AND FOLLOW UP



# About the CA Tribal Housing Accelerator Academy



In Tribal communities throughout California, there is a dire need for affordable housing. The California Tribal Housing Accelerator Academy is a technical assistance program focused on practitioner-driven housing development fundamentals and peer-to-peer support.



- Applications for the California Tribal Housing Accelerator Academy open February 13th, 2024 and will close April 25, 2024 at 11:59pm EST.
- Interested tribes must complete a survey to identify their housing goals and need for technical assistance, and participate in an intake call with Enterprise team members.
- Eligibility: state or federally recognized tribe or TDHE, or Native-led 501c3 organization with housing focus
- Link to RFA:  
<https://www.enterprisecommunity.org/news/enterprise-announces-california-tribal-housing-accelerator-academy-request-applications>
- Link to slideroom:  
<https://enterprise.slideroom.com/#/login/program/83053>



# Your Speakers Today

Landscape of California Housing Resources



**Zachary Ferguson**

**TRIBAL AFFAIRS POLICY  
SPECIALIST**

**CALIFORNIA DEPARTMENT OF  
HOUSING AND COMMUNITY  
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**Amy Lopez**

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**Evelyn Immonen**

**Sr. PROGRAM OFFICER, TRIBAL  
NATIONS AND RURAL  
COMMUNITIES**

**ENTERPRISE COMMUNITY  
PARTNERS**



# HCD Tribal Affairs



- History of the California Department of Housing and Community Development (HCD)'s work with tribes
  - AB 1010 (2019): eligibility, CIAP, and waivers
- Policy and program evolutions
  - Moving from set-asides to separate NOFAs
  - Identifying barriers and updating Departmental policy
  - Tribal HHAP



# HCD Funding Calendar 2025

## Estimated Funds Available by Quarter

			Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Proposition 1 - Behavioral Health Infrastructure Act (2024) NOFA Amounts in Millions *includes HHAP Homekey supplemental funding from Rds 5 and 6																	
HK+	Homekey+	Tribal	NOFA \$121	Apps Accepted OTC with Rolling Awards													
Greenhouse Gas Reduction Fund NOFA Amounts in Millions																	
AHSC	Affordable Housing and Sustainable Communities Program						Apps Due		Awards								
SB3 - Veterans and Affordable Housing Bond Act (Prop 1) and Subsequent General Fund Augmentations NOFA Amounts in Millions																	
Tribal Multifamily SuperNOFA	Multifamily Housing Program (MHP)				NOFA \$30	Apps Accepted OTC with Rolling Awards											
	Infill Infrastructure Grant Program (IIG) - Qualifying Infill Projects				NOFA \$24												
CalHome Tribal	CalHome Tribal				Apps Due	Possible Re-Opening \$18											
Other State Funded Programs NOFA Amounts in Millions																	
Tribal HHAP	Tribal Homeless Housing, Assistance & Prevention Round 4				Draft NOFA		NOFA \$28.5			Apps Due			Allocations Conditional Awards	Rolling Final Awards			
Tribal HHAP	Tribal Homeless Housing, Assistance & Prevention Round 3	** all funds awarded **															

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# MAJOR FUNDING RESOURCES





# Tribal Homekey+

## An Overview of California HCD Funding Programs

### Program Goals and Funding

- Tribal Homekey+ builds on the previous Homekey Tribal program with a focus on behavioral health and supportive services
- \$121 million is available through non-competitive, over-the-counter grants

### Eligibility

- Funding for permanent supportive housing for households
  - Experiencing or at-risk of homelessness **and**
  - Having a behavioral health challenge **and**
  - With incomes at or below 60% of area median
- Tribal entities may apply, including FRT, TDHEs, and California Tribes

### Things to Know

- Requires a limited waiver of sovereign immunity
- Requires a pre-application meeting with program staff
- Applicable laws and exemptions for tribes depend on project location, funding sources, and Tribal Law

### Contact Info

- Email: [HKT@hcd.ca.gov](mailto:HKT@hcd.ca.gov)
- Stacy Hernandez, Program Manager:  
[Stacy.Hernandez@hcd.ca.gov](mailto:Stacy.Hernandez@hcd.ca.gov)



# Tribal HHAP

## An Overview of California HCD Funding Programs

### Program Goals and Funding

- The Tribal Homeless Housing, Assistance and Prevention Program Provides flexible funding to support culturally responsive interventions and prevent and address homelessness within Tribal communities
- \$28.5 million available in Round 4
- Previously administered by California Interagency Council on Homelessness

### Eligibility

- Federally Recognized Tribes in California
- All applicants who submit a complete application will receive funds
- Funds can be used for permanent housing solutions, homelessness prevention, interim housing solutions, and nonhousing solutions (including services)

### Things to Know

- If the total requested funds exceed the amount available: *an allocation methodology will be used to determine each applicant's proportionate share of need relative to all application submissions*
- Each applicant is assigned a technical assistance provider to help with everything from the application to grant reporting
- Round 4 Draft NOFA expected to be released in the coming weeks

### Contact Info

- Email: [TribalHHAP@hcd.ca.gov](mailto:TribalHHAP@hcd.ca.gov)
- Amy Lopez, Program Manager: [Amy.Lopez@hcd.ca.gov](mailto:Amy.Lopez@hcd.ca.gov)



# Tribal Multifamily Finance Super NOFA

## An Overview of California HCD Funding Programs

### Program Goals and Funding

- Streamlines two programs into one application: Multifamily Housing Program (MHP) and Infill Infrastructure Grant Program (IIG)
- MHP (\$30 million) provides loans to assist new construction, rehabilitation, and conversion of permanent and transitional rental housing for lower income households
- IIG (\$24 million) provides grants for infrastructure improvements necessary for specific residential or mixed-use infill projects

### Eligibility

- Tribal entities in California with *experience* and *ability* to develop, own, and operate affordable housing
- Various affordability limits and terms, project site qualification

### Things to Know

- Maximum MHP award is \$8 million
  - Affordability term is 55-years, or 50-years on trust land
- IIG grant amounts are calculated using a per-unit formula

### Contact Info

- Email: [StateTribalFunding@hcd.ca.gov](mailto:StateTribalFunding@hcd.ca.gov)
- Program Staff: Lindsey Slama, [lindsey.slama@hcd.ca.gov](mailto:lindsey.slama@hcd.ca.gov)





# ADDITIONAL RESOURCES



# Additional State Funding Programs

## An Overview of California HCD Funding Programs

### CalHome Tribal

- \$18 million in funds for loans and grants for homeownership development projects, mortgage assistance, and other programs to promote homeownership
- Applications closed in March but may be re-opening

### HOME Investment Partnerships

- \$35 million total NOFA with a \$7 million tribal target
  - Maximum award is \$4.5 million
- California Tribes eligible for project and program activities, from rental housing construction to tenant-based rental assistance

### More State and Other Resources

- Affordable Housing and Sustainable Communities
- Behavioral Health and Bridge Housing
- Department of Social Services programs
- Federal Home Loan Bank of San Francisco Affordable Housing Program
- Local Continuum of Care



# Local Housing Trust Fund

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## Goal of the Program

- Must be awarded to entity with a new or existing Housing Trust Fund
- Provides dollar-for-dollar match funds to be used by Grantee to provide construction loans and/or deferred payment permanent financing loans at simple interest rates of no higher than 3 percent per annum, for payment of predevelopment costs, acquisition, construction, or rehabilitation of Eligible Projects
- Up to 20% of project costs can support moderate income households (>120% AMI); minimum of 30% toward extremely low-income (>50% AMI). All program funds with dedicated sources of funding are eligible for a match (not otherwise restricted like ICDBG and IHBG)

## Program Funding

- Last available NOFA in July 2024
- <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/lhtf/2024-lhtf-nofa.pdf>

## Eligibility Guidelines:

- Funds shall be used to make construction loans and/or permanent financing loans to pay for:
  - predevelopment costs,
  - acquisition costs, and
  - other costs associated with development or rehabilitation of: 1) Affordable rental housing projects, 2) Emergency Shelters, 3) Permanent Supportive Housing, 4) Transitional Housing, and 5) Affordable homebuyer/homeowner projects, including assistance to income-eligible households to purchase for-sale units.
- Funds may also be used for the construction, conversion, repair, reconstruction, or rehabilitation of Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs).

## Contact & Info

- Contact: Anne Nicholls [anne.nicholls@hcd.ca.gov](mailto:anne.nicholls@hcd.ca.gov)





# Affordable Housing and Sustainable Communities

## Landscape of California Housing Resources

### Goal of the Program

- In partnership with the Strategic Growth Council (SGC), HCD is pleased to announce the release of **the Round 9 [Notice of Funding Availability \[hcd.ca.gov\]](#) (NOFA) for approximately \$775 million** in funds available under **the Affordable Housing and Sustainable Communities (AHSC) Program**.
- The AHSC Program is administered by SGC. The Department will implement the transportation, housing, and infrastructure components of the Program. The Program provides loans and grants to eligible Applicants for Projects that achieve GHG emissions reductions to benefit all Californians, especially Disadvantaged Communities, Low-Income Communities, and Low-Income Households throughout California. The Program can fund the capital and eligible program costs of qualified projects for:
  - Affordable Housing Development (AHD)
  - Housing Related Infrastructure (HRI)
  - Sustainable Transportation Infrastructure (STI)
  - Community Education and Other Program Costs (PGM)

### Timeline

- The [HCD AHSC Application Portal \[uwedhmtab.cc.rs6.net\]](#) is open. Applicants must upload application materials electronically via AHSC portal no later than: **4:00 p.m. PST on May 28, 2025**

### Tribal Guidelines:

- Tribes and tribal entities are eligible to apply for AHSC. **New this Round, AHSC has a funding goal of \$50 million for tribal entities and reduced minimum award amount.** This tribal entity goal is equivalent to the maximum award for one project. **The minimum award for tribal applicants is \$1 million.** More information on the tribal entity goal and tribal applicants can be found in Sections 103 and 112 of the [AHSC guidelines \[sgc.ca.gov\]](#).

### Contact & Info

- HCD and SGC are holding a **virtual NOFA Application Workshop** via Zoom on **April 24, 2025**, from 10am-12pm. [Register here \[eventbrite.com\]](#).
- For more information, visit HCD's [HCD's AHSC program webpage \[uwedhmtab.cc.rs6.net\]](#). Additional Program information may be found at [SGC's AHSC program webpage \[uwedhmtab.cc.rs6.net\]](#). If you have any questions regarding the NOFA, Guidelines, or Application, please send them to **SGC** at [ahsc@sgc.ca.gov](#) or **HCD** at [ahsc@hcd.ca.gov](#)



# UPCOMING PROGRAMS

# What's Next for HCD



- Tribal HHAP Round 4 NOFA
  - Release and application workshops
- Next Quarterly Tribal Working Group: 5/8
- Implementation of new laws
  - SB 1187 and AB 1878: Tribal Advisory Committee and Tribal Housing Grant Program



# QUESTION CHECKPOINT



# Next Steps for CA Tribal Housing Academy

CA Tribal Housing Accelerator Academy

Visit this link to register for all sessions! <https://www.enterprisecommunity.org/learning-center/resources/2025-california-tribal-housing-academy-training-events>

- May 21 at 1:00pm PST | **Utilities and Infrastructure 101: Resources, Planning and More**
  - With LACO Associates
- July 16 at 1:00pm PST | **Supportive Services Plan Deep Dive**
  - With Beaux Simone Consulting



# Thank You

