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December 2, 2021

**Notice of State Funding Availability
No Place Like Home
2021 Competitive Allocation**

Notice of intent to apply due to County by December 17, 2021

Program Contact:
Contra Costa County Behavioral Health Services
Attn: Adam Down
Adam.down@cchealth.org
1340 Arnold Drive, Suite 200
Martinez, CA 94553



I. Introduction and Background

On July 1, 2016, Governor Brown signed landmark legislation enacting the No Place Like Home (NPLH) program dedicating up to \$2 billion statewide in bond proceeds to invest in the development of permanent supportive housing in California for persons with a mental health diagnosis who are also experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The NPLH bonds are repaid by funding from the Mental Health Services Act (MHSA). Permanent supportive housing developed with NPLH funding will serve adults with serious mental illness, children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder and who are homeless, chronically homeless, or at risk of chronic homelessness.

The NPLH program provides deferred payment loans to California counties applying independently or with a Development Sponsor for the development of multi-family rental projects with five (5) or more units of Permanent Supportive Housing (PSH) for the target population. NPLH funds may be used to acquire, design, construct, rehabilitate or preserve PSH. NPLH proposed projects may also include a Capitalized Operating Subsidy Reserve (COSR).

HCD announced the availability of Round 4 NPLH Competitive funding allocations on October 29, 2021. At this time HCD expects Round 4 will be the final round of NPLH funding allocations.

Behavioral Health Services (BHS) is the lead agency in the County for NPLH funding. BHS is requesting proposals from qualified housing developers (“Applicants”) interested in applying jointly with the County for the NPLH Round 4 Competitive funding.

NPLH proposals submitted in response to this notice will be for the **development of five (5) or more** affordable housing units dedicated to the target population. Successful Applicants will assume responsibility for all aspects of the development, property operations and maintenance, in accordance with applicable federal, state and local laws and all applicable financing regulations. The successful Applicant(s) will coordinate with the County on all aspects of the application to HCD and, if successfully funded, in the provision of supportive services.

II. Program Guidelines and Regulations

Applicants submitting projects in response to this notice must comply with all requirements of the NPLH Program Guidelines as amended. The NPLH Program Guidelines and NOFAs are available on HCD’s NPLH Program Website: [Round 4 No Place Like Home Notice of Funding Availability, Competitive Allocation](#)

The Guidelines establish terms, conditions and procedures for the award of funds under both the Competitive and the Noncompetitive allocations. Except as otherwise provided in the Guidelines, multi-family rental housing projects submitted under this notice are also subject to HCD’s current Uniform Multifamily Regulations (UMRs) and may be subject to California competitive bidding and prevailing wage law.

III. NPLH Notice Process and Schedule

The amount of the Round 4 Competitive funding allocation from HCD will be \$121,200,609 for all large counties including Contra Costa.

Once a NPLH application is submitted to BHS, County staff will work with the Applicant developer to finalize it along with the required supportive services plan. It is the County’s intention to gain the greatest benefit from NPLH allocations for all residents, however, at any time during the



application finalization phase, the County, at its sole discretion, may opt not to submit a NPLH project application to HCD.

The County expects to adhere to the following schedule, but dates may change if needed to align the County process with HCD's Competitive application schedule:

Date	Activity
December 17, 2021	Notify County of intent to apply
December 17 – January 10, 2022	Collaborative Work Period
January 15, 2022	Application Finalization
January 19, 2022	Applications due to HCD through FASST Application System

IV. Application Submittal Requirements

Proposals for the Round 4 competitive NPLH funding allocations must be received by BHS by January 15, 2021 by 5pm. Late submissions may not be accepted. One electronic submission is required, please provide by e-mail or thumbdrive to:

Contra Costa County Behavioral Health Services
Attn: Adam Down
1340 Arnold Drive, Suite 200
Martinez, CA 94553

Application templates for NPLH program can be found here: <https://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml#funds>

Submit all of the following information to BHS via Email to indicate your intention to apply:

1. A brief project description and location, and anticipated construction start date.
2. A statement describing how your project meets all threshold requirements: eligible applicant, eligible use of funds, experience, site control, integration, amenities, Article XXXIV, supportive services, etc
3. A statement of your approach to providing the required supportive services. Will your agency provide the services, contract with another agency, or expect the County to provide services? Include the process to secure the service provider.

V. Project Selection Criteria

The County will review the applications for consistency with the NPLH guidelines, but will not score or rank these applications. The County will be a co-applicant with the Applicant for all submissions that meet the NPLH guidelines and include a service plan that is acceptable to the County.

VI. Submission Process

Upon receiving notification of intent to apply County will work collaboratively with developer to ensure all necessary documents from County agencies are prepared and in order for submission



by developer through the Financial Assistance Application Submittal Tool (FAAST). County will work directly with interested parties. Work product details will be confidential between County and developer until submission with the exception of information provided in the notice of intention to apply which may be shared with community stakeholders. Application materials including the Universal Application, Supplemental Application and any required supporting documentation will be submitted by developer to FAAST system. Please refer to NPLH website for most up to date regulation and guidance.

VII. Terms and Conditions

All responses to this notice will become the exclusive property of the County.

This notice does not commit the County to move forward with the proposed development or pay any costs incurred in the preparation of proposals. The County reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of the notice process, to obtain additional information from any and all potential Applicants and to waive any defects as to form or content of the notice or any response. County will work in good faith to complete all identified tasks but will not be held responsible for failure to complete any necessary forms or documentation nor any other omission resulting in inability to submit application or lowered scoring as determined by the State.

The County reserves the sole right to evaluate each proposal and to accept or reject any and all proposals received as a result of this process.

