COSCDA
Sterling Achievement Award
The Escalante Meadows Development

COSCDA Annual Training Conference – September 17, 2025
State Department of Housing and Community Development
Housing for a Healthy California (HHC) Program Funded by
National Housing Trust Funds (NHTF) - Presented by:
Anne Nicholls, Branch Chief
Federal Housing Loan & Grant Closing Branch
Division of Federal Financial Assistance

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Agenda

- California Department of Housing & Community Development (HCD)
- National Housing Trust Fund (NHTF)
- Housing for a Healthy California Program (HHC) funded by NHTF
- Escalante Meadows
- Stay in the know…follow HCD
- Q&A Session

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Housing & Community Development (HCD)

- Provides grants, financing and programs for housing, homelessness and community development
- Helps deliver stable, safe and affordable homes in California
- Provides technical assistance

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National Housing Trust Fund (NHTF)

- **Purpose:** Increase and preserve the supply of affordable housing for Californians with the lowest incomes
- **Serves:** Extremely low-income (ELI) households at or below 30 percent of the Area Median Income (AMI) with a specific focus on Permanent Supportive Housing (PSH)
- **Funding:** An assessment on loans backed by Fannie Mae and Freddie Mac

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Housing for a Healthy California Program (HHC)

- **Source:** HCD utilizes NHTF to fund the HHC Program
- **Goal:** Reduce the financial burden on local and state resources
- **HCD Financing:** provides developers with loans and grants to build PSH developments for those who are chronically homeless, or homeless and are high-cost health users

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HHC/NHTF Program Design and Innovation

Must employ the following five practices:

1. Local Coordinated Entry System;
2. Applicants are not rejected based on poor credit, rental history, or criminal convictions unrelated to tenancy, or behaviors that indicate a lack of “housing readiness”;
3. Technical assistance and reasonable accommodations;
4. Supportive Services; and
5. Lack of policies regimenting daily activities or limiting the individual’s ability to engage freely.

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HHC/NHTF Program's Unique Challenges

Capitalized Operating Subsidy Reserve (COSR):

- HTF regulations (24 CFR 93.201(e)(1))
- Limit the COSR for HTF-assisted units for which project-based assistance is not available
- Limited Eligible Costs: Insurance, utilities, real estate property taxes, and maintenance and scheduled payments to a reserve for replacement of major systems

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Escalante Meadows - Before

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Escalante Meadows – Dream BIG

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Escalante Meadows

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Construction Sources – Over $59.7 Million

$42.3 million Construction Loan
$ 1.4 million County CDBG-DR
$ 5.6 million HCD HHC (funded by NHTF)
$ 268 thousand HCD AHSC Grant
$ 3.5 million 9% LIHTC Equity
$ 5 million Deferred Costs During Construction
$1.65 Deferred Developer Fee

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Permanent Sources – Over $59.7 Million

$16.1 million Permanent Loan
$ 1.4 million County CDBG-DR
$ 5.6 million HCD HHC (funded by NHTF)
$11.7 million HCD AHSC Grant
$ 268 thousand HCD AHSC Grant
$ 1 million AHP Loan
$23.5 million 9% LIHTC Equity
$ 165 thousand Solar Tax Credit Equity

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Units and Bedroom Size

Number of Units	Bedroom Size
12	1 Bedroom
24	2 Bedroom
27	3 Bedroom
16	4 Bedroom
1	3 Bedroom (exempt)
80	**Total Units**

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Unit Mix and Project Based Vouchers

Number of Units	Affordability Level (55-years)
16	20% AMI
13	30% AMI
4	40% AMI
14	50% AMI
26	60% AMI
6	80% AMI
1	Exempt Management Unit
80	**Total Units**

Number of Units	Project Based Vouchers (PBV)
3	VASH[1]
9	RAD[2]
63	Section 8
75	**Total PBV**

Legend:
[1]Veterans Affairs Supportive Housing (VASH)
[2]Rental Assistance Demonstration (RAD)

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2025 Contract Rents

Bedroom Size (Square Footage)	Contract Rent[1]
1 Bedroom (731 s.f.)	$1,760
2 Bedroom (985 s.f.)	$2,150
3 Bedroom (1,275 s.f.)	$2,725
4 Bedroom (1,575 s.f.)	$3,100

Legend: [1]The Owner pays for all utilities which includes electricity, water, sewer and internet.

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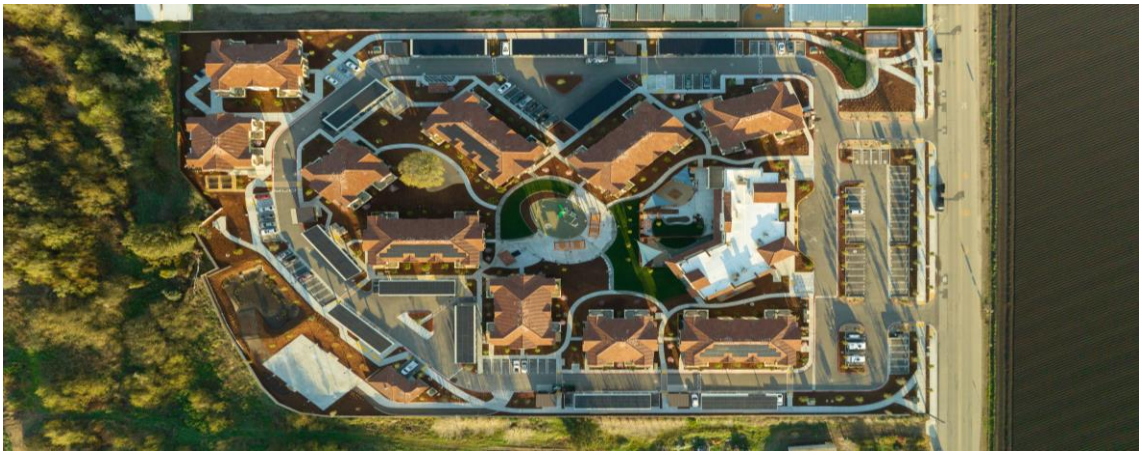
Addressing the Community's Needs and Impact on the Local Community



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Units – Common Areas

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Units – Bedrooms

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Escalante Meadows

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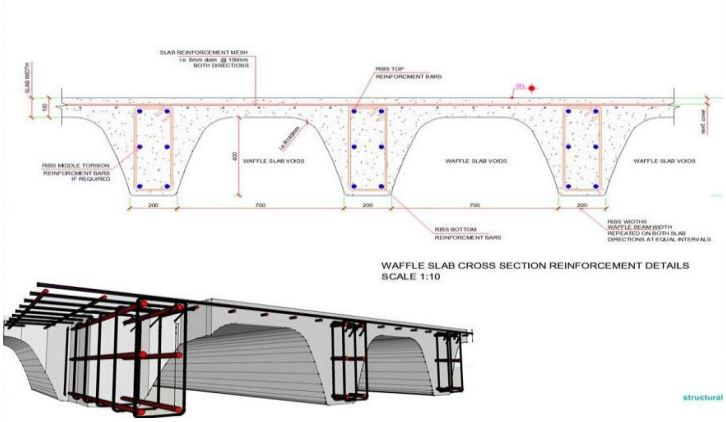
Escalante Meadows Creative Problem Solving

- Engineering
  - High liquefaction factor
  - Stone columns
  - Waffle slab design to support the buildings' foundations



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Escalante Meadows Creative Problem Solving

- Architectural
  - U.S. Office of Fair Housing and Equal Opportunity (FHEO)
  - Americans with Disabilities Act (ADA)
  - Accessible Units
  - Access in Classrooms of the Childcare Center
  - Access in Play Areas

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Escalante Meadows Creative Problem Solving

- Environmental
  - Adjacent wetland area
  - Protected Elm Tree
  - Fiberglass and Asbestos (old Foundations)
  - Crime Prevention Through Environmental Design (CPTED)
    - Security cameras
    - Lighting
    - Fob-key access and
    - Trash enclosures

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Escalante Meadows Energy Efficiency

- Energy Efficiency
- Water Conservation
- Indoor Air Quality
- Resource Conservation
- Livable Communities

GreenPointRATED

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Is the HHC/NHTF Program Transferable to Other States?

HCD encourages other states to use federal and other funding programs to provide developers with loans and grants to build PSH developments for those who are experiencing homelessness.

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Join Team HCD

HCD values diversity at all levels of the Department and is committed to fostering an environment in which employees from a variety of backgrounds, cultures, and personal experiences are welcomed and can thrive. We believe the diversity of our employees and their unique ideas inspire innovative solutions to complex housing challenges.

Join us and help improve the lives of all Californians.

To find jobs at HCD:
Visit: jobs.ca.gov and click “Advanced Job Search.”

- Search for California Department of Housing and Community Development

New to state service? Don’t worry.
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Contact Information

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