



APPLICATION GUIDE

APPLICATION DUE DATE: May 18, 2018

FUNDING DESCRIPTION

As part of the Citi/Grounded Solutions Network CLT Accelerator to boost the growth of community land trusts and other shared-equity programs, we are pleased to announce the creation of the **CLT Accelerator Fund**, which is ready to invest \$500,000 in capital funds in residential projects that can transform the lives of low-income households.

Grounded Solutions Network will award two or three grants (\$150,000 to \$250,000 each) to member nonprofits for direct use in a residential real estate development that will start construction within twelve months of award notification. In addition to the development grant, awardees will also receive up to \$10,000 in technical assistance.

ELIGIBILITY REQUIREMENTS

Both the nonprofit organization and the project must be eligible for this grant. Only applications that meet all of the eligibility requirements listed below will be considered.

The organization:

- Must be a current nonprofit member of Grounded Solutions Network ([Join Now](#));
- Must serve one of the specified markets, with a preference for primary or secondary markets ([see list](#));
- May not be currently funded by Citi Community Development;
- Must have real estate development experience, either directly or through a development partner;
- Must steward homes with lasting affordability or be ready and able to implement strong stewardship practices.

The project:*

- Must create homeownership units with lasting affordability (resale restrictions of at least 30 years, renewable upon resale);
- Must be in the pre-development phase (i.e., between vague concept and construction start);
- Must expect to start construction within 12 months of award notification (no later than May 2019);
- Must be located in one of the specified markets, with a preference for primary or secondary markets ([see list](#));
- Must dedicate at least 55% of newly constructed units to households below 80% of [FFIEC Median Family Income \(MFI\)](#)

*You may describe up to THREE projects that meet these requirements in your application.

SELECTION CRITERIA

Grounded Solutions Network anticipates that this program may have more qualified applicants than available funding, and as a result has identified preferential selection criteria.

Preference may be given to applicants based on:

- The quantity and quality of affordable homes to be developed with this grant award;
- The organization or its established partner's track record in real estate development;
- Level of confidence that the project (or one of the projects) identified will be under construction within twelve months of award notification;
- The extent to which the project will create positive neighborhood impact, improve lives of low-income households, and address racial inequality;
- The extent to which the project will stem displacement in rising-cost neighborhoods or create opportunity in high-cost neighborhoods;
- The organization's track record of stewardship OR a clear ability to adopt and implement a stewardship program for an affordable homeownership program with lasting affordability.

Note that extra weight will be given to organizations with the ability or intent to revolve the funds for new projects within the organization.

APPLICATION PROCESS AND TIMELINE

Applications are due by 5PM Pacific on May 18, 2018. To submit an application, go to <https://www.tfaforms.com/4662541> and complete the online form. You may save and return to the form as necessary prior to submitting your application.

Note: Grounded Solutions Network intends to provide award notifications no later than June 15, 2018; as a result, the application period and the review period have been designed for maximum efficiency. Applicants will explain their projects in their initial application; however, if you are selected as a final candidate for an award, you may be asked to answer clarifying questions and submit documentation that demonstrates the commitments secured for project(s) described in your application prior to receiving an award.

Questions? Email info@groundedsolutions.org
and put "CLT Accelerator Fund" in the subject line.

CLT Accelerator Fund ELIGIBLE MARKETS

Projects must be located in a county in one of the following markets, with a preference for primary or secondary markets. Use the table below to verify eligible project locations.

Primary Markets	County or County Equivalent
New York- Jersey City- White Plains, NY-NJ	Bergen, NJ; Hudson, NJ; Passaic, NJ; Bronx, NY; Kings, NY; New York, NY; Queens, NY; Richmond, NY; Rockland, NY; Westchester, NY
Los Angeles- Long Beach- Glendale, CA	Los Angeles, CA
Miami- Miami Beach- Kendall, FL	Miami-Dade, FL
Chicago-Naperville-Arlington Heights, IL	Cook, IL; Du Page, IL; McHenry, IL; Will, IL
Nassau County-Suffolk County, NY	Nassau, NY; Suffolk, NY
San Francisco-Redwood City-South San Francisco, CA	San Francisco, CA; San Mateo, CA
Bridgeport-Stamford-Norwalk, CT	Fairfield, CT
Washington-Arlington-Alexandria, DC-VA-MD-WV	District of Columbia; Prince Georges, MD; Arlington, VA; Fairfax, VA; Alexandria City, VA; Fairfax City, VA; Falls Church City, VA;
Las Vegas- Henderson- Paradise, NV	Clark, NV
Sioux Falls, SD	Minnehaha, SD

Secondary Markets	County or County Equivalent
Oakland-Hayward-Berkeley, CA	Alameda, CA; Contra Costa, CA
Fort Lauderdale-Pompano Beach-Deerfield Beach, FL	Broward, FL
Anaheim- Santa Ana- Irvine, CA	Orange, CA
West Palm Beach- Boca Raton- Delray Beach, FL	Palm Beach, FL
Riverside- San Bernardino- Ontario, CA	Riverside, CA; San Bernardino, CA
Silver Spring- Frederick- Rockville, MD	Montgomery, MD
Newark, NJ- PA	Essex, NJ
San Rafael, CA	Marin, CA
Lake County- Kenosha County, IL- WI	Lake, IL
Elgin, IL	Kane, IL

Tertiary Markets	County or County Equivalent
San Jose-Sunnyvale-Santa Clara, CA	Santa Clara, CA
Sacramento-Roseville-Arden-Arcade, CA	Placer, CA; Sacramento, CA
San Diego-Carlsbad, CA	San Diego, CA
Oxnard-Thousand Oaks-Ventura, CA	Ventura, CA
Fresno, CA	Fresno, CA
Modesto, CA	Stanislaus, CA
Merced, CA	Merced, CA
Bakersfield, CA	Kern, CA
Santa Rosa, CA	Sonoma, CA
Santa Cruz-Watsonville, CA	Santa Cruz, CA
Napa, CA	Napa, CA
Hanford-Corcoran, CA	Kings, CA
Stockton-Lodi, CA	San Joaquin, CA
Jacksonville, FL	Duval, FL

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