

HOME Investment Partnerships Program  
 Notice of Funding (NOFA)  
 Questions & Answers

QUESTION #: 14	DATE SUBMITTED: 1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Please confirm that the project delivery fee sub-recipients can receive is 5% of the total development cost and NOT 5% of the HOME investment.	
<b>Answer:</b>	
As provided in section V of the HOME Homeownership and Small Rental Housing Development NOFA, Subrecipients are eligible to receive a project delivery fee of up to 5% of the total development cost.	
Date Replied: 1/28/2014	

QUESTION #: 15	DATE SUBMITTED: 1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
In the Selection Priorities, Readiness to Proceed Section of the NOFA, is it required to have documentation of the publication of a legal notice seeking public comments on the Tier one environmental review, if you are a Local Government or is this just an option to receive highest priority?	
<b>Answer:</b>	
Under the HOME Homeownership and Small Rental Housing Development NOFA, local governments that document publication of a legal notice seeking public comments on the Tier One environmental review will receive a higher priority than local governments that have not completed this step. This factor is a priority consideration but is not a requirement.	
Date Replied: 1/28/2014	

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QUESTION #: 16	DATE SUBMITTED: 1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Is scattered single family rental in the same neighborhood an eligible activity?	
<b>Answer:</b>	
Under the HOME Homeownership and Small Rental Housing Development NOFA, scattered site, single family rental housing within the same neighborhood is an eligible activity.	
Date Replied: 1/24/2014	

QUESTION #: 17	DATE SUBMITTED: 1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Are you required to have a full market study or can analysis of market conditions provided by a real estate agent suffice for the market analysis requirement?	
<b>Answer:</b>	
Under the HOME Homeownership and Small Rental Housing Development NOFA, while a formal market study is not required, an applicant should provide that market data which best demonstrates the need and demand for the type of housing proposed.	
Date Replied: 1/28/2014	

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QUESTION #: 18	DATE SUBMITTED:1/24/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
<p>In the application award and notification section it states that DCA will consider the geographic distribution of these resources across the State prior to making final funding decisions. Does this apply to both NOFAs DCA has out right now, so that if you submit a Homeownership application and a large Multifamily application, you may only be awarded for one project?</p>	
<b>Answer:</b>	
<p>DCA will evaluate the geographic distribution of resources separately within each NOFA. However, DCA will consider the impact of similar projects in the same community across both NOFAs.</p>	
Date Replied:1/28/2014	

QUESTION #: 19	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
<p>Can a local government that is interested in Homeownership Development act as the sub-recipient and developer for the development?</p>	
<b>Answer:</b>	
<p>In compliance with §92.2 of the Final HOME Rule, a local government acting as a sub-recipient cannot also act as a developer for the proposed project.</p>	
Date Replied:1/28/2014	

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QUESTION #: 20	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Is program income, generated from the sale of the home?	
<b>Answer:</b>	
Yes	
Date Replied:1/28/2014	

QUESTION #: 21	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Will DCA require all the program income to be returned to them or will the Subrecipient retain the program income and use it for continued affordable housing projects?	
<b>Answer:</b>	
As provided in section V of the HOME Homeownership and Small Rental Housing Development NOFA, the Subrecipient will retain program income for use of future HOME eligible projects.	
Date Replied:1/28/2014	

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QUESTION #: 22	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
Is there any information about what DCA expects to see in the marketing study/plan?	
<b>Answer:</b>	
Under the HOME Homeownership and Small Rental Housing Development NOFA, while a formal market study is not required, an applicant should provide that market data which best demonstrates the need and demand for the type of housing proposed.	
Date Replied:1/28/2014	

QUESTION #: 23	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
The City may want to be the HOME Sub-recipient and project developer, is that allowed or do you have to have a third party developer? We could save money on construction by acting as our on General Contractor (with a licensed on staff GC) and sub out all the work.	
<b>Answer:</b>	
No, in compliance with §92.2 of the Final HOME Rule, a local government acting as a sub-recipient cannot also act as a developer for the proposed project.	
Date Replied:1/28/2014	

QUESTION #: 24	DATE SUBMITTED:1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<b>Question:</b>	
I am wondering when the application will be posted?	
<b>Answer:</b>	
Due to the inclement weather, it is anticipated that the application will be uploaded to the DCA website no later than January 30th.	
Date Replied:1/28/2014	

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QUESTION #: 25	DATE SUBMITTED:1/24/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
<b>Question:</b> Would facility based housing be considered as existing subsidized affordable housing (as it relates to Section H. Ineligible Activities/Characteristics that states that no more than 20% of the units to individuals with disabilities are not eligible for funding except that the preservation of existing subsidized affordable housing which is occupied by persons with disabilities may be considered)?	
<b>Answer:</b> In order to provide the most accurate answer, please define “facility based housing	
Date Replied:1/28/2014	
QUESTION #: 26	DATE SUBMITTED:1/24/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
<b>Question:</b> Given the complexity of this application, would DCA consider extending the deadline to match that of the HSRHD NOFA?	
<b>Answer:</b> Due to the need to maintain a transaction closing date of July 15, 2014, the Multifamily Affordable Housing NOFA application deadline will remain as February 14, 2014.	
Date Replied:1/28/2014	

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QUESTION #: 27	DATE SUBMITTED:1/24/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
<b>Question:</b>  Is this a program that GaHOPE could be a part of? That would be a wonderful resource for us to have for our clients for sure! I skimmed over it, am I correct in understanding that the agency receives the grant from the government and then we support housing out of this grant?	
<b>Answer:</b>  The Multifamily Affordable Housing NOFA funds must be used for the development of affordable housing for Georgia's residents. Funds awarded under this NOFA cannot be used for services or rental assistance. Please carefully review the qualification requirements for eligible applicants. It is anticipated that resident services would be included at some of the proposed housing developments.	
Date Replied:1/28/2014	