

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

QUESTION #: 32	DATE SUBMITTED: 1/28/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<p>Question:</p> <p>Can a local government propose a project that includes development of *both* low-income rental units and low-income ownership units?</p>	
<p>Answer:</p> <p>Under the HOME Homeownership and Small Rental Housing Development NOFA, applicants seeking to implement/administer eligible development activities may propose to do rental and homeownership activities through a single application for HOME resources. However, each activity type will need to be separate projects. Therefore, an applicant may propose to undertake a rental development project as well as a separate development project for homeownership as part of the single application to DCA for resources under this NOFA.</p>	
Date Replied: 2/2/2014	

QUESTION #: 33	DATE SUBMITTED: 1/28/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<p>Question:</p> <p>On Page 2 Section IV.A, second paragraph, it states. "A public agency or nonprofit organization that receives HOME funds solely as a developer or owner of a housing project is not a Subrecipient".</p> <p>If a Housing Authority currently owns land which it purchased with "Nongovernment Funds" (and therefore unencumbered); and the Housing authority wants to engage a third party developer to develop a new project on that land; and the Housing Authority will create a new entity to own the property during and after development; can the Housing Authority apply as a subrecipient under the NOFA.</p>	
<p>Answer:</p> <p>No. A sub-recipient cannot create a subsidiary that will own the property. The development and ownership entity must be separate and distinct from the Sub-recipient.</p> <p>The Housing Authority may be able to apply under the Multifamily NOFA if proposing to develop 25 or more units and meet eligibility requirements under the NOFA.</p>	
Date Replied: 2/4/2014	

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QUESTION #: 34	DATE SUBMITTED: 1/28/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
Question:	
<p>I am working on a tax-credit application for the 2014 tax-credit round that will include a HOME loan request. I planned to submit the DCA HOME Consent Loan Pre-Application due on March 12, 2014. Do I also need to submit an application under the HOME NOFA just released that is due on February 14, 2014 or is that NOFA designed for projects with a 2013 tax-credit award.</p>	
Answer:	
<p>This Multifamily Affordable Housing NOFA is <u>separate and apart</u> from the 9% LIHTC competitive round. The dates in the NOFA apply specifically to the application submission for the Multifamily Affordable Housing HOME funds under the NOFA.</p> <p>No, the Multifamily Affordable Housing NOFA was not designed specifically for projects with a 2013 tax-credit award.</p> <p>No, an Applicant does not have to submit an application under the HOME NOFA for purpose of the competitive 2014 round.</p>	
Date Replied: 2/4/2014	

QUESTION #: 35	DATE SUBMITTED: 1/31/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:	
<p>Good Morning, I'm sending this inquiry on when the application will be available for the HOME Homeownership and Small Rental Housing Development NOFA. Also will the application deadline be revised for both the Homeownership and Multifamily NOFAs due to the recent inclement weather?</p>	
Answer:	
<p>Due to the required closing date of July 15, 2014, the Multifamily Affordable Housing NOFA due date will remain as February 14, 2014.</p> <p>However, the HOME Homeownership and Small Rental Housing Development NOFA's application due date has been extended to March 3, 2014 at 4:00 PM.</p>	
Date Replied: 2/4/2014	

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QUESTION #: 36	DATE SUBMITTED: 1/31/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
Question:	
<p>We are working with a Housing Authority that applied for 2013 9% tax credits and was not awarded tax credits for 2013. We are contemplating submitting a 4% tax exempt bond deal for the 2014 Multifamily Affordable Housing NOFA process. As part of the 2013 tax credit application, DCA granted the developer certain waivers. Can we assume that those waivers will still be applicable for the 2014 Multifamily Affordable Housing NOFA application process? Or will we have to submit new waivers at the time of the NOFA application? Or is there another process to address waivers?</p>	
Answer:	
<p>DCA will accept approved waivers that are less than one year old provided that the underlying facts have not changed.</p>	
Date Replied: 2/4/2014	

QUESTION #: 37	DATE SUBMITTED: 1/31/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
Question:	
<p>We noticed that DCA is comfortable with accepting Market Studies that are dated no earlier than March 1, 2013 for use in the Multifamily Affordable Housing NOFA. Does DCA have the same comfort level with Environmental Reports/Physical Need Assessments/Appraisal Reports that are dated no earlier than March 1, 2013 for use in the Multifamily Affordable Housing NOFA?</p>	
Answer:	
<p>Assuming no material changes in the underlying conditions since the effective date of the report, the appraisal and the Physical Need Assessment may not be dated earlier than March 1, 2013.</p> <p>The environmental report must be current within 180 days.</p>	
Date Replied: 2/4/2014	

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QUESTION #: 38	DATE SUBMITTED: 1/31/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question: <ol style="list-style-type: none">1. Would an Applicant meet the qualification requirements for “proven track record” as mentioned on page 3, section C, item number 1, if they were a Subrecipient of NSP 2 funds? We estimate that the Applicant’s NSP 2 program experience began approximately four (4) years ago.2. Can more than one entity partner to respond to the NOFA as an Applicant?3. Does a nonprofit in the following situation meet the qualification requirements of the NOFA? The nonprofit is named in a fully executed NSP contract as a Subrecipient. However the local government that issued this contract received NSP funds from DCA prior to awarding them to the nonprofit through an RFP process. The nonprofit subsequently provided a full array of affordable housing and project development services to the local government as prescribed under the terms of the NSP contract.4. The NOFA states that responsibilities of the Subrecipient will include selecting third party developers to complete eligible activities. Can the Subrecipient select developers that include related entities if these entities meet the established selection criteria and if appropriate Identity of Interest disclosures are made?	
Answer: <ol style="list-style-type: none">1. Applicants must meet the three year requirement for project management and administration experience provided in the amended NOFA issued on February 5, 2014. NSP2 funds are considered “NSP” for the purpose of this NOFA.2. DCA cannot make a determination to this question based on the information provided.3. The experience described in the aforementioned scenario, would contribute to the three (3) year experience required under the NOFA.4. No. The Subrecipient cannot be the developer or owner of a housing project.	
Date Replied: 2/4/2014	

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QUESTION #: 40	DATE SUBMITTED: 2/2/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:	
<p>Does the HOME award allow "small affordable rental units" to be single family homes within a two block area with different owners. Subrecipient would ensure that all renters meet HOME rules, such as income eligibility.</p>	
Answer:	
<p>Yes, provided that all other requirements of the NOFA have been met.</p>	
Date Replied: 2/4/2014	

QUESTION #: 41	DATE SUBMITTED: 1/28/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:	
<p>With regards to page 3, #1. "The applicant has completed the administration as a Subrecipient of at least one (1) HOME, CHIP, or NSP funded development using HUD funding of a similar nature and scope."</p> <p>We would like to know if having a Grant Administrator, who has completed at least one (1) CHIP, as a partner to the applicant will qualify the non-profit organization as an applicant. The non-profit and the grant administrator have previously partnered on CHIP.</p>	
Answer:	
<p>No, the Applicant must have received an award of resources and completed the administration of these resources as provided in the NOFA.</p>	
Date Replied: 2/4/2014	

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QUESTION #: 14 **CORRECTION**	DATE SUBMITTED: 1/24/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question: 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.	
Answer: Under the HOME Homeownership and Small Rental Housing Development NOFA, Subrecipients are eligible to receive a project delivery fee of up to 5% of the DCA HOME Funded Portion of the Total Development Cost. DCA has corrected this requirement in the Amended NOFA document issued on February 5, 2014.	
Date Replied: 2/4/2014	