

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

QUESTION #: 5	DATE SUBMITTED: 1/21/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<p>Question:</p> <p>In your opinion, do the 2 Housing programs (Multifamily and Small Rental) offer anything for Municipal Governments? For instance, could the City apply for funds to upgrade/rehab sewer, water, natural gas provided. Could the City apply for upgrade/rehab city streets, sidewalks, ditches, drainage serving these Multifamily and Small Rental housing areas? Or are these programs for owners of these properties to upgrade/rehab the actual dwellings up to code?</p>	
<p>Answer:</p> <p>Neither NOFA will provide funding for general community infrastructure improvements. Both NOFAs are designed to provide financing to expand the supply of affordable housing.</p> <p>Local governments are an eligible applicant under the Small Rental and Homeownership Development NOFA. Through this NOFA funds will be provided to eligible applicants to administer a program that includes either (1) the rehabilitation, reconstruction, or new construction of rental housing that includes less than 40 units or (2) the rehabilitation, reconstruction or new construction of housing for sale to low and moderate income home buyers.</p> <p>Local governments are not eligible to apply under the Multifamily Affordable Housing NOFA.</p>	
Date Replied: 1/24/2014	

QUESTION #: 6	DATE SUBMITTED: 1/21/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
<p>Question:</p> <p>Can the applicant submit an application using the experience of a contract experience administrator to satisfy the one completed HOME, CHIP or NSP development project eligibility?</p>	
<p>Answer:</p> <p>Applicants to the Small Rental and Homeownership Development NOFA must directly meet the requirements required in Section IV B 1 of this NOFA. Additionally, Applicants must meet the staff capacity requirements stated in Section IV B 2 either through (1) staff employed by the applicant or (2) entities under contract. "Entities under contract" may include an experienced administrator meeting the requirements of the NOFA.</p>	
Date Replied: 1/24/2014	

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QUESTION #: 7	DATE SUBMITTED:1/21/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:  Is a duplex considered a multi-family or single-family dwelling under the Homeownership & Small Rental Housing Development NOFA?	
Answer:  The term “single family” includes any building which includes four units or less. Therefore, a duplex is considered to be “single family”.	
Date Replied:1/24/2014	

QUESTION #: 8	DATE SUBMITTED:1/21/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:  We plan to preservation existing, subsidized affordable housing which is occupied by persons with disabilities surpassing 20% of the units which targets individuals with a disability. The number of units currently required exceeds the \$1.0 million per application award. Is DCA willing to consider reallocating funds from the Multifamily Affordable Housing NOFA to the Homeownership & Small Rental Housing Development NOFA?	
Answer:  The maximum funding award under the Homeownership & Small Rental Housing Development NOFA is \$1.0 million. If the total funds required to complete the development exceeds \$1.0 million, then the Applicant must obtain other financing resources. An Applicant may not access resources through both NOFAs for a single project.	
Date Replied:1/24/2014	

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QUESTION #: 9	DATE SUBMITTED: 1/21/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:  In preserving existing, subsidized affordable housing, will DCA waive the close geographic proximity rule in a Planned Development (PD) zoning designation?	
Answer:  DCA will not waive the close geographic proximity rule under the Homeownership and Small Rental Housing Development NOFA within a Planned Development zoning designation.	
Date Replied: 1/24/2014	

QUESTION #: 10	DATE SUBMITTED: 1/21/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:  Is a local PJ an eligible applicant for DCA HOME funds? Previous questions have established that funds may be used for projects within entitlement communities.	
Answer:  A local PJ is an eligible applicant under the Homeownership and Small Rental Housing Development NOFA provided that all eligibility qualifications are met.  The local government of a local PJ is not an eligible applicant under the Multifamily Affordable Housing NOFA.	
Date Replied: 1/24/2014	

QUESTION #: 11	DATE SUBMITTED: 1/21/2014
MF NOFA <input type="checkbox"/>	SF NOFA <input checked="" type="checkbox"/>
Question:  Are HOME funds for Homeownership and Small Rental Housing Development available for entitlement communities?	
Answer:  HOME funds available under the Homeownership and Small Rental Housing Development NOFA may be used in entitlement communities. A local government of an entitlement community that meets all of the eligibility qualifications stated in the NOFA is an eligible applicant.	
Date Replied: 1/24/2014	

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QUESTION #: 12	DATE SUBMITTED: 1/22/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
<p>Question:</p> <p>The recent NOFA for HOME Investment Partnership Program funds appears to be in conflict with the 2014 QAP for due dates for Preliminary Applications for the HOME Loan portion of the Preapp. Is the February 14, 2014, due date stated in the NOFA for Multifamily intended to replace the March due date for the HOME Preapps as currently stated in the Draft QAP?</p>	
<p>Answer:</p> <p>This Multifamily Affordable Housing NOFA is separate and apart from the 9% LIHTC competitive round. The dates in the NOFA apply specifically to the application submissions for multifamily HOME funds under the NOFA.</p>	
Date Replied: 1/24/2014	

QUESTION #: 13	DATE SUBMITTED: 1/21/2014
MF NOFA <input checked="" type="checkbox"/>	SF NOFA <input type="checkbox"/>
<p>Question:</p> <p>Per the 2014 QAP (not signed by the Governor) the Market Study must be no more than 6 months old before the Application submission date. Since all market studies for purposes of this February submission would need to be updated or prepared within thirty days, will there be an alternative requirement for Market Study submissions? Please excuse previous error-filled message. Please replace with this one. Thank you.</p>	
<p>Answer:</p> <p>DCA will allow the use of Market Studies dated no earlier than March 1, 2013 for use in response to the Multifamily Affordable Housing NOFA. But for the date, the Market Study will be evaluated as outlined in the 2014 Qualified Allocation Plan.</p>	
Date Replied: 1/24/2014	