

LRGVDC Hurricane Dolly CDBG-DR Round 2.2

Multi-Family Program Update:

Updates and Question Responses

March 25, 2013

1. There was mention of both Environmental Reports and Appraisals during the NOFA meeting. We cannot find any mention of third party reports (Environmental, Appraisal, Market Study, etc.) in the NOFA. **Please tell us where to find information on exactly what third party reports and due and when they are due?**
 - Unlike a tax credit application, the Environmental Report will not be due at the time of the application. The applicant is required to complete the HUD Environmental Review Process **prior to any work being done** at the site. An appraisal may be required to prove that the value of the property is reasonable. There is no Market Study requirement as the Needs Assessment has already identified that there is a need for affordable housing. Please abide by the responses to the instruction in the application as you answer questions. Additional benchmarks will be official at time of contract award. A sampling of reports is noted in the Guidelines and will be noted in the contract when awarded.
2. **If an Environmental Report is due, is that report a standard Phase I Environmental Report or is a full-blown Environmental Assessment (E.A.) Report required?** A full E.A. takes many months and involves multiple government offices. Given the timing of the Dolly NOFA application and awards I doubt a full E.A. is the requirement.
 - The current expectation is that construction is to start within 180 days of award which should be ample time to cover this requirement. Unlike a tax credit application, the Environmental Report will not be due at the time of the application. The applicant is required to complete the HUD Environmental Review Process **prior to any work being done** at the site.
3. Finally, there is a sentence on the bottom of the second page of the NOFA that reads as follows – “The site should not be in a designated Target Area for relocation according to the Needs Assessment unless the location is part of an approved Affirmatively Furthering Fair Housing Plan.” The explanation that was given about site selection is/was that we should use the HUD USER maps for site selection. I was told that sites should be in High Opportunity zones, which is what TDHCA did this round for tax credit applications **A) Is the statement correct that sites are preferred to be in a High Opportunity Zone? B) If yes, where does the NOFA say that, and how does scoring work if the site is not in a High Opportunity zone vs. being in such a zone?**

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- The Higher Opportunity Zones in the tax credit program do not directly relate to this program. One of the overall goals of this program is to facilitate the movement of low income residents to “areas of opportunity”. Your statement about HUD User Maps is incorrect. Addresses should be researched through the Texas General Land Office (GLO) HOP Viewer. The GLO website contains the GIS Viewer Tool that a developer may utilize to determine if their site falls outside a “Target Area” and into an area of opportunity.
- The information requested related to Target Area is copied below. This is from the MFR NOFA.

5. Site and Development Restrictions

*Prior to submission of the application, the site must be under control of the applicant or related party, and the applicant must demonstrate the ability to maintain control for at least six months after the application deadline. At the time of application, the applicant must demonstrate, within the county of the proposed development, ownership (at time of the storm and currently) of an associated number of damaged low income housing units that were impacted by Hurricane Dolly. **The site should not be in a designated Target Area for relocation according to the Needs Assessment unless the location is part of an approved Affirmatively Furthering Fair Housing Plan.** Rehabilitation may be completed in Targeted Areas if compliant with the Needs Assessment and part of an approved Affirmatively Furthering Fair Housing Plan. Projects must show the ability to complete construction within 18 months from the award date.*

4. On the scoring page, items 9 & 10 - ADA Accessibility, Project and Site Requirements - if the property fails this does that take it out of the running for the Grant?
- The application could be reviewed for compliance with the law. It is unlikely however that a development that does not meet the ADA Accessibility requirements will get funded. However if the development does not have such requirements due to the amount of rehabilitation being done, it will be considered.