

LRGVDC Multi-family 2nd NOFA Questions and Responses
Version December 1, 2013 – responses in *RED-italic*

1. The Notice of Funding Availability, you have up to \$8 million in Project Rent Subsidy. In the EXCEL Application, under the Requirement Tab, is read up to \$5 million.

- Should be 8 million but not even 5 million to give so irrelevant

2. **Application Information Tab** – Type of Applicant - *No dropdown box*

-Exists on master workbook

3. **Project Information Tab** – Project Specifics:

3.1- Are there drawings and specifications for the rehabilitation or new construction? *If the answer is “NO”, the project is considered ineligible.*

-Time constraint dictates this requirement at least conceptually

3.2- The project is a compliant AFFH Plan. At a minimum, it covers all parameters in the Form HUD 935.2a. Provide a copy of the plan. *Do you want the AFFH plan, the HUD Form, or both?*

-Make sure your plan covers the HUD requirements so do not want both

3.3 Applicant agrees to rent 36% of units to those at or below 30% AMFI? And the next question: Applicant agrees to rent 36% or more units to those at or below 30% AMFI. Full 10 points will only be given to those agreeing to lease at least 50% of their units to the “very low” income group? *So 50% of the units need to be at or below 50% AMFI?*

-Yes, this is giving for scoring clarity up front. The definitions are correct below but however for purposes of this program the State Guidelines change the definition of Very Low Income to less than 30% and Moderate income to less than 80%. The NOFA is correct for this program as the adopted State Housing Guidelines are controlling of the income definitions.

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Here are HUD's definitions:

Classification for "Low"

- *In order to be classified as low income, the household must earn 80 percent or lower than the median income of the county where you live. There are average amounts for 1-to-8-person households.*

Classification for "Very Low"

- *In order to classify as having very low income, the household must earn 50 percent or less of the median income for the number of people per household in your county.*

Classification for "Extremely Low"

- *For a household to qualify as extremely low income, the household must earn 30 percent or less of the median income for the county.*

3.4-Last question on this form – percentage of outside funds vs. total project cost. – *Are we able to use vouchers as a match?* In TDHCA and other application, we are able to use the amount associated with the number of vouchers over 10 years to be the outside funding source.

-No, vouchers are associated with operations and the intent of this to see association with construction funds.

4. **Program Requirement Tab** – You give the monthly Rent Limits for each County and it reads these are HUD maximum rents. *Are these High HOME Rents?*

-Yes-

5. Is there a % of the total costs you are using for Developer Fee?

-The max is 15% of eligible basis less the fee itself.

6. **Financing Sources Tab** – Under Grant or Donated Land, are we able to use the difference in the actual cost and the price we have to pay as a source?

-No, we are looking for the actual dollars invested in the project.

7. **Scoring Tab** – under Eligible Costs Tests, 13, where do you find “Regional Costs”?

-TDHCA regional numbers

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8. In the Applicant Information, Applicant Experience section & in the Project Information, Project Narrative section, we are required to create new tabs to Attach a Narrative(s) in response to the questions. Unable to create new tabs for these narratives questions. Unable to Unprotect sheets, it will not take passwords. Can we provide these narratives in the hard copy Supporting Documentation?

-Applicant needs separate TAB sections in your written response

9. We are not sure what Number 10 in the General Information tab and NOFA instructs us to submit:

Do you want Only One hard copy of the Application along with a CD; and, 11 hard copies of the Supporting Documentation?

-Advice is to include a hard copy of the application workbook with your written response

10. Is the Application required to be submitted on-line to you?

-No.

11. Besides the LURA and the Fair Housing Plan, Is there a list of Supporting Documentation that is required to be submitted.

-All required information should be identified when applicant is filling out the application.

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12. Are we relying on the existing guidebook in filling out the applications?

-There are new documents published. The program is relying on the application that is to be requested from Victor as it changed from the first round

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For example, I have a local housing finance corporation owner that wants to apply. In the last round in an HTC—CDBG application they would own 100% of the GP and get the PHA points. Is that still the case?

Suggestion is for the applicant to re-read the published NOFA, Section 3 “Scoring Information” items for clarification as they differ from the first round some.

13. Can you direct me to the current reference guide in completing the application? Let me know too please if it has not changed.

Please read the current NOFA and request the current applications through the LRGVDC procurement office as directed