

**The State of Connecticut  
Department of Housing**

**NOTICE OF FUNDING AVAILABILITY**

**Affordable Housing Innovations – Small Projects**

**Deadline for Submission of Applications: October 15, 2014**

This Notice of Funding Availability (this “NOFA”) is directed to applicants seeking to develop small multi-family or homeownership projects that create new affordable housing units (each, a “Project”). A Project must specify one or more properties to be developed in a single phase. Projects for which the property to be developed has not been identified and programs are not eligible for funding under this NOFA.

A. Goals of this NOFA:

The State of Connecticut Department of Housing (“DOH”) is committed to expanding opportunities for safe, decent and affordable housing for its residents. Affordable housing promotes healthy lives, strong communities, and a robust economy. Thousands of affordable housing units are needed throughout the State. To ensure the greatest impact of the State’s financial assistance in meeting the urgent needs of Connecticut residents, the affordable housing development community must continue to find ways to create well-designed, sustainable, cost-effective affordable housing units as efficiently as possible.

The goal of this NOFA is to expand affordable housing opportunities by fostering innovation in the creation of affordable multi-family rental housing and homeownership properties in Connecticut. **Projects that incorporate innovative approaches, including, for example, with respect to design, location, construction costs, operating costs, environmental sustainability, affordability, and/or the incorporation of support services, and have the potential to be replicated on a larger scale are especially encouraged.**

B. Eligible Applicants:

Applicants eligible for consideration under this NOFA include any entity that is an “Eligible applicant” under Connecticut General Statutes (“CGS”) § 8-37pp(a)(4), including, without limitation, a non-profit entity, a municipality, a housing authority, any partnership, limited partnership, limited liability company, joint venture, sole proprietorship, trust or association having as one of its purposes the construction, financing, acquisition, rehabilitation or operation of affordable housing, and having basic documents of organization approved by the Commissioner of DOH, and any combination of the foregoing.

C. Funding Amount:

The aggregate amount of funding to be made available under this NOFA is approximately \$10 million.

**No Project should contemplate financial assistance from DOH in an amount greater than \$2,000,000 or less than \$100,000. As this funding round is intended for small projects, the maximum allowable total development cost per project is \$6,000,000.**

It is expected that applicants will propose Projects that leverage DOH's financial assistance with substantial financial and/or in-kind resources from other sources, particularly private sources of debt and equity.

D. Funding Source:

It is anticipated that funding for Projects selected under this NOFA will be provided through the Affordable Housing Program (the "Flex Program"). Such funding is subject to the requirements of CGS § 8-37pp, et seq., including the limitation that such funds serve persons and families whose household incomes do not exceed 100% of the applicable area median income ("AMI"). All proposed Projects must be eligible under CGS § 8-37pp.

E. Application Submission Requirements:

All application materials ***must*** be submitted via electronic submission through the State's Biznet portal. The Biznet portal can be found at <http://das.ct.gov> or by clicking the Biznet button on the right side of the DOH website ([www.ct.gov/doh](http://www.ct.gov/doh)). . **Hard copies of application materials will not be accepted** except for architectural drawings and project manuals, which must be submitted in hard copy to DOH by the application deadline.

**Unless an applicant is seeking financing from the Connecticut Housing Finance Authority ("CHFA"), the application to be used for funding under this NOFA is the Housing Innovations Small Projects Application. The Housing Innovations Small Projects Application will be available on the DOH website by August 8, 2014.**

Applicants proposing a Project for which low-income housing tax credits and/or other financing from or administered by CHFA are also being sought must use the current version of the Consolidated Application. The Consolidated Application is available on the DOH website. Any application that contemplates CHFA funding must still fall within the maximum limits established in Section C (i.e. DOH financial assistance not greater than \$2,000,000 or less than \$100,000, and not more than \$6,000,000 in total development costs). Applicants applying for CHFA assistance must submit a separate set of architectural plans and specs to CHFA by the application deadline.

To be eligible, an application must include, at a minimum, architectural drawings which meet the 40% completion standard. Applications not accompanied by 40% architectural drawings will not be considered.

No applicant may submit more than one application under this NOFA.

After the submission deadline, an applicant may be asked to provide additional information regarding its application.

F. Schedule and Process:

**Applications for funding under this NOFA, including, if applicable, all materials required by CHFA, must be submitted no later than Wednesday, October 15, 2014 at 4:00 p.m.**

Prior to the submission deadline above, applicants may contact Ed LaChance via email at [edward.lachance@ct.gov](mailto:edward.lachance@ct.gov) with any questions regarding this NOFA. All such questions received before 4:00 p.m. on October 6, 2014, will be answered on a rolling basis and the questions and answers will be posted on the DOH website. DOH and CHFA staff will coordinate the review of applications seeking funding from both organizations. An announcement of the award of funding under this NOFA is anticipated to be made in December 2014.

G. Selection Criteria:

**Applications will be rated and ranked by DOH using the Housing Innovations Small Projects Application Rating and Ranking form. The Housing Innovations Small Projects Rating and Ranking form will be available on the DOH Website by August 8, 2014.**

H. Reservations:

All applications submitted in response to this NOFA are the sole property of the State and subject to the provisions of Connecticut's Freedom of Information Act, CGS §1-200 et seq., which provides that public records and documents are subject to public access and copying unless specific exemptions to disclosure exist. If an applicant believes that portions of its application are exempt from disclosure, the applicant should mark the specific portions as confidential. Acceptance of an application by DOH which contains such reservations is not an agreement that the material is confidential or exempt from disclosure. DOH reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the Consolidated Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DOH's sole discretion. DOH may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DOH to procure any of the services described therein or herein from any applicant. DOH shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained.