



**NOTICE OF FUNDING AVAILABILITY
STATE-SPONSORED HOUSING PORTFOLIO
CRITICAL NEEDS FUNDING**



The Department of Housing (DOH) and the Connecticut Housing Finance Authority (CHFA) are pleased to announce the State-Sponsored Housing Portfolio (SSHP) Notice of Funding Availability (NOFA) for Critical Needs (defined below). Up to \$3 million is available under this NOFA.

A. BACKGROUND

The purpose of this NOFA is to provide funds to SSHP developments that need to make physical improvements to the property to directly address Critical Needs.

B. ELIGIBLE APPLICANTS

All owners of SSHP developments that were included in the CHFA Capital Plan released in 2013 (the Capital Plan) and have one or more Critical Needs, as defined in Section C of this NOFA are eligible to apply for funding under this NOFA for such developments; except:

- (1) if such owner was already selected for financial assistance for such project through a prior SSHP recapitalization round or other State-funded recapitalization program; or
- (2) if such owner was previously awarded Critical Needs funding and the recommended transaction year in the Capital Plan has passed; or
- (3) if such owner was selected for Pre-Transaction Critical Needs funding within the past 12 months.

C. ELIGIBLE USES OF FUNDING

Funding provided under this NOFA may be used solely to address Critical Needs at an SSHP property. A Critical Need is a capital improvement that is urgently needed to protect the health and/or safety of one or more residents as certified by a building design professional or other professional with equivalent expertise. Allowable hard and soft costs will be at the discretion of CHFA. Examples of allowable scopes of work include, without limitation, major system repairs/upgrades, environmental remediation, and associated architect/engineering drawings. Developer fees are not allowed.

D. SUBMISSION REQUIREMENTS

The application can be found [here](#). Applicants whose applications were pending based on previous appropriations will be required to resubmit a new application using this current form. Applications for funding under this NOFA will be accepted on a rolling basis beginning April 16, 2018. Applications must include supporting quotes/contract proposals, consistent with project costs, and include supporting documents for all "other" funding commitments, if any, to be considered complete. Applications must be submitted electronically to CHFASHP-2@chfa.org.

E. SELECTION CRITERIA

Completed applications will be reviewed as they are submitted and awarded funding based on need, including, as applicable, consistency with the Capital Plan, if applicable, and relevant documentation demonstrating the scope of Critical Needs. Completed applications will be accepted on a rolling basis until further notice.

F. OTHER INFORMATION

The following additional criteria apply to this NOFA:

- (1) Owners are expected to leverage property reserves in excess of the recommended minimum balance of \$1,500 per unit for family properties and \$1,000 per unit for elderly housing properties.
- (2) If the proposed scope of work involves energy related work, the application must include a Letter of Agreement signed by the utility company.
- (3) Owners must comply with CHFA's current Multifamily Design, Construction and Sustainability Standards, DOL prevailing wages (if applicable), State affirmative action requirements, as well as Federal, State and property procurement guidelines.

G. INQUIRIES

Questions can be directed to Deb Olson at 860-571-4307 or via email at debra.olson@chfa.org.

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 and/or CHFA that contains such reservations is not an agreement that the material is confidential or exempt from disclosure. DOH and CHFA reserve 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 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 and/or CHFA's sole discretion. DOH and/or CHFA may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications submitted in response to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DOH and/or CHFA to procure any of the services described therein or herein from any applicant. DOH and/or CHFA 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. Funding is subject to Bond Commission approval.