



The State of Connecticut Department of Housing

NOTICE OF FUNDING AVAILABILITY

Special Round: High Opportunity Area Housing (“Special Round”)

Frequently Asked Questions

March 9, 2018

- Q1: The NOFA indicates that each application will be reviewed and scored when received and funding will be announced based on this review. Because there are scoring criteria for this funding, which has been done in the past for competitive funding rounds, how will early applications be evaluated for funding? Is there a threshold score to be awarded funding instead of ranking of all application scores?
- A1: Application reviews will commence in the order applications are received. While there is no pre-established minimum scoring, scoring will be central to DOH’s review.
- Q2: On the rating and ranking file: C11 says the points are up to 15% affordable housing, but the scores only go to 10%?
- A2: Two points are available for projects located in a municipality with more than 7.5% and less than 15% affordable housing per the Affordable Housing Appeals List. An updated Rating and Ranking form with this correction has been posted on the DOH Website and supersedes the prior form.
- Q3: C11 says points will be awarded with 2 or more bedrooms; how many or what percent of units need to be 2 or more bedrooms?
- A3: To receive points, at least 50% of the units in the project must have 2 or more bedrooms. An updated Rating and Ranking form with this clarification has been posted on the DOH Website and supersedes the prior form.
- Q4: C35 says up to 20 points, but the scores only go up to 14?
- A4: Up to 14 points will be awarded based on project location as defined by the DOH Website Opportunity Map. An updated Rating and Ranking form with this correction has been posted on the DOH Website and supersedes the prior form.
- Q5: D35-37 provides points for Moderate, High and Very High. The NOFA states that these are the only classifications that will be accepted, so all applications would get at least 4 points here. Please confirm this.
- A5: That is correct.
- Q6: E128 and F128 say that category has 98 points, but it appears to have only 45 points. What is the correct point calculation for the category?
- A6: The category has 45 points. An updated Rating and Ranking form with this correction has been posted on the DOH Website and supersedes the prior form.

Q7: Can funding requested under this round be used to acquire properties?

A7: Yes, acquisition is an eligible development cost. Note, however, that the State's policy is that if the project includes any such acquisition the as-is and to-be-developed values of the property must be appraised by an independent appraiser reasonably acceptable to DOH and the results of such appraisal must be satisfactory to DOH. In addition, if any DOH funds will be used for the acquisition of the property on which the project is to be located and the purchase price of that property equals or exceeds \$100,000 two such appraisals are required.

New Questions/Answers since prior FAQ Release dated February 5, 2018:

Q8: Must an applicant for funding under this NOFA include a complete and final Fair Housing Marketing Plan (sometimes called an "Affirmative Marketing Plan") in its application?

A8: No. Please refer to rows 724 through 726 on the Application tab of the ConApp. A Fair Housing Marketing Plan is only required for projects that are selected for funding under this NOFA. Note, however, the Fair Housing Marketing Plan is not the same thing as the evidence of marketability that is required under Section 4.3.c on the Application tab of the ConApp.