



The State of Connecticut Department of Housing

NOTICE OF FUNDING AVAILABILITY Competitive Housing Assistance for Multifamily Properties 13 (“CHAMP 13”)

Frequently Asked Questions

November 16, 2018

Note: capitalized terms used in this FAQ but not otherwise defined herein have the meanings set forth for such terms in the CHAMP 13 Notice of Funding Availability.

- Q1: What is a typical scoring level of successful applicants?
A1: The range of the Rating and Ranking scores of the projects that have been selected for funding in prior CHAMP funding rounds has varied significantly. In part, this variation is the result of the periodic modifications that have been made to the CHAMP Rating and Ranking form. The relative competitiveness of the applicant pool in each CHAMP funding round also contributes to the variation among the Rating and Ranking scores of successful CHAMP applications. As a result, there is no typical scoring level of successful applicants in CHAMP.
- Q2: Is [a 4% LIHTC renovation of a senior property with a HAP contract in an urban area] a type of project currently favored by DOH, or are there other priorities?
A2: The CHAMP 13 Rating and Ranking form reflects the many project characteristics that DOH encourages in the upcoming CHAMP 13 funding round.
- Q3: What is the favored maximum award for a project?
A3: There is no favored maximum award for a project. Pursuant to the NOFA, the maximum amount of DOH funding in the CHAMP 13 round is \$6.5 million per project. As the CHAMP 13 Rating and Ranking form indicates, cost effectiveness in terms of minimizing the total development cost of a project on a per unit basis and the amount of the capital subsidy from DOH, again on a per unit basis, are both important, but the amount of the DOH capital subsidy itself is not a scoring criterion. One potential way in which the amount of a project’s DOH capital subsidy might impact the selection of that project for DOH funding is if such subsidy would cause DOH to exceed the aggregate amount of funding available under the NOFA (i.e. \$25 million). For example, if the five projects with the highest scores requires \$23 million of DOH funding in the aggregate and the sixth and seventh highest scoring projects need funding of \$6 million and \$2 million, respectively, DOH may opt to select the seventh highest scoring project rather than the sixth highest scoring project.
- Q4: How many projects typically get awarded per round?

- A4: The number of projects typically selected for funding in a CHAMP round varies based on the applicant pool and the amount of DOH funding needed for each of the highest scoring projects but is most often in the range of 4 to 7 projects per round.
- Q5: Under the CHAMP [13] rating and ranking, the max points for supportive category is 8 points for more than 10% up to and including 20% of the units. Alternatively, if we pursue the max points under extremely low income set aside, the max points is 8 for more than 15% and up to 20% of the units. In the latter category, no points are awarded over 20% and up to 30%. However, over 30% is -5 points. Under IDASH, per DDS and Medicaid, no more than 25% can be set aside for individuals with intellectual disabilities. Can a proposal designed to meet the goals of IDASH submitted as a CHAMP application still receive the max points of 8 if no more than 25% of the units are set aside for either supportive or at the extremely low category?
- A5: The purpose of DOH's Intellectual Disabilities and Autism Spectrum Disorder Housing ("IDASH") Program is to finance the creation of integrated affordable multifamily housing that includes new units of permanent supportive housing for individuals with intellectual disabilities or for individuals that are on the state's autism waiver. Additional information regarding the IDASH Program, including the Notice of Funding Availability for this program (the "IDASH NOFA"), is available on the DOH Website at <https://www.ct.gov/doh/cwp/view.asp?a=4513&q=530464>. Applicants interested in applying for capital funding under the IDASH Program may apply in accordance with the procedures set forth in the IDASH NOFA.

In addition, applicants may apply for capital funding in the CHAMP 13 funding round for the purpose of constructing multifamily housing that includes new units of permanent supportive housing for individuals with intellectual disabilities or for individuals that are on the state's autism waiver, provided that: (1) prior to the Application Deadline the applicant obtains the approval from the Connecticut Department of Developmental Services ("DDS") (in the case of housing for individuals with intellectual disabilities) or the Connecticut Department of Social Services ("DSS") (in the case of housing for individuals that are on the state's autism waiver) of both the Support Services Plan and funding for the proposed support services and rental assistance; (2) includes evidence of such approval from DDS or DSS, as applicable, in the applicant's CHAMP 13 ConApp; and (3) reflects the funding for the proposed support services and rental assistance in the relevant ConApp financial exhibits, including the Rental Income Calculation Worksheet and the Detailed Income and Expenses Worksheet.

If an applicant includes supportive housing units for IDASH units in a CHAMP 13 application, such applicant may designate up to and including (but not more than) 25% of the units in the project as IDASH units and will still be eligible for the maximum points in the supportive housing category in the CHAMP 13 Rating and Ranking.

- Q6: In looking at the CHAMP 13 requirements, as is standard for all, there is a threshold to have a Phase One Environmental Site Assessment or Update within 6 months of application date. Most were done in June for CHAMP 12. Might there be some relaxation of this requirement in this situation when the previous Phase One could still be valid?

A6: For the CHAMP 13 funding round DOH will accept a Phase 1 ESA that is dated on or after the date that is seven (7) months prior to the Application Deadline.

New Questions/Answers since prior FAQ Release dated November 14, 2018:

Q7: In the case of a third party market study, would DOH apply the same seven (7) month threshold prior to the Application Deadline (Exhibit 4.5.b)?

A7: Yes.

Q8: Would a signed CEPA form indicating a property is exempt from CEPA from a CHAMP12 application be acceptable for the CHAMP13 Application?

A8: Yes, as long as the scope of work, boundaries, and/or unit count of the project has not changed.

Q9: Would the Farmlands letter from the USDA NRCS obtained for the CHAMP12 application be acceptable for the CHAMP13 application?

A9: Yes, as long as the scope of work, boundaries, and/or unit count of the project has not changed.