**Released September 27, 2013**

**The State of Connecticut**

**Department of Housing**

**NOTICE OF FUNDING AVAILABILITY**

**Competitive Housing Assistance for Multifamily Properties 4 (“CHAMP 4”)**

**Deadline for Submission of Applications: Monday, December 16, 2013.**

This Notice of Funding Availability (this “NOFA”) is directed to owners of existing affordable rental developments and developers of proposed new affordable multifamily rental developments seeking funding from the Department of Housing (“DOH”).

1. Goal of this NOFA:

The State of Connecticut (the “State”) is committed to expanding opportunities for safe, decent and affordable multifamily rental housing for its residents. Investment in affordable multifamily rental development and preservation creates jobs and increases local revenue. The goal of this NOFA is to foster the creation and/or preservation of affordable multifamily rental housing in Connecticut to promote healthy lives, strong communities and a robust economy. Applications for homeownership proposals will not be accepted under CHAMP 4. DOH will continue to evaluate the eligibility of homeownership projects for future CHAMP rounds.

1. Funding:

Approximately $25 million is anticipated to be made available pursuant to this NOFA. Funding available under this NOFA may, at DOH’s discretion, include Housing Trust Fund Program (“HTF”) funds and/or Affordable Housing Program (“FLEX”) funds. Under state law housing units assisted with HTF funds must be affordable for persons and families with incomes not greater than 120% of Area Median Income (“AMI”) and housing units assisted with FLEX funds must be affordable for persons and families with incomes not greater than 100% of AMI. Note, however, that in this competitive funding program, as discussed below, a lower affordability threshold is required unless certain conditions are satisfied. DOH funds may be provided in the form of grants, loans or a combination thereof based on project needs and DOH’s underwriting. Loans may be offered by DOH at a reduced interest rate and/or with extended terms. DOH funding under this NOFA may not exceed $5,000,000 per development.

An applicant for funding under this NOFA may also simultaneously apply for Connecticut Housing Finance Authority (“CHFA”) Taxable Bond or Tax-Exempt Bond financing paired with 4% Low-Income Housing Tax Credits. CHFA will continue to accept 4% LIHTC applications on a rolling basis for non-DOH co-funded proposals. For further details, please contact CHFA at 860-721-9501.

1. Eligible Applicants:

Applicants eligible for consideration under this NOFA include any entity that is an “Eligible applicant” under the Affordable Housing Program, Connecticut General Statutes (“CGS”) § 8-37pp. CGS § 8-37pp defines an eligible applicant as “(A) A nonprofit entity; (B) a municipality; (C) a housing authority; (D) a business corporation incorporated pursuant to chapter 601 or any predecessor statutes thereto or authorized to do business pursuant to said chapter 601 having as one of its purposes the construction, financing, acquisition, rehabilitation or operation of affordable housing, and having a certificate or articles of incorporation approved by the commissioner; (E) 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 a certificate or articles of incorporation approved by the commissioner; or (F) any combination thereof.”

1. Application Submission Requirements:

Applicants must use the CHFA/DOH Consolidated Application version 5.2 (the “ConApp”) which is available at DOH’s website at [www.ct.gov/doh](http://www.ct.gov/doh) (the “Website”). All application materials must be submitted via electronic submission through the State’s Biznet portal for the ConApp. 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 home page. 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.

In accordance with Governor Malloy’s call to state agencies to save taxpayers’ money and simplify processes, DOH is instituting the additional following changes to assure that funds are awarded in a timely manner, injecting as quickly as possible public and private funding into the State’s economy:

* Applications must include, at a minimum, architectural drawings which meet the 40% completion standard. Applications not accompanied by 40% architectural drawings will not be considered.
* The application deficiency period and accompanying deficiency letter and response process has been eliminated. All CHAMP 4 applications must be complete as of submission on or before the submission deadline (December 16, 2013).

DOH is also instituting the following new requirements for CHAMP 4:

* For affordable housing units proposed to be assisted with CHAMP 4 funds, the AMI range served must be below 80% of the applicable AMI, provided, however, that DOH will accept applications for developments where DOH assisted units are serving income levels between 80% and 120% of AMI if the applicant demonstrates to the satisfaction of DOH that the proposed project:
* will be located in an area designated by the municipality for downtown revitalization and the applicant demonstrates that there is sufficient demand for units to be rented at the higher income levels;
* is necessary for the financial feasibility of a mixed income development which includes a range of affordable income levels, including bands below 80% AMI; and /or
* where rental limits above 80% AMI are significantly below current market rents.

This NOFA and the ConApp version 5.2 are available on DOH’s Website.

1. Application Submission Schedule and Process:

Applications for funding under this NOFA, including, if applicable, all materials required by CHFA must be submitted no later than Monday, December 16, 2013 at 4:00 p.m.

Applications should be submitted to the attention of Helen Muniz. Prior to December 16, 2013, applicants may contact Ms. Muniz via email at [helen.muniz@ct.gov](mailto:helen.muniz@ct.gov) with questions related to this NOFA. Questions and DOH’s answers thereto will be periodically posted on the Website. In addition, an overview conference for questions and answers regarding this NOFA will be held:

**Wednesday, October 2, 2013**

The Lyceum

227 Lawrence Street

Hartford, CT

Please e-mail [marilyn.taylor@ct.gov](mailto:Dorothy.malerba@ct.gov) to register on or before Tuesday, October 1, 2013.

1. Selection Criteria:

Applications will be rated and ranked by DOH using the CHAMP 4 Rating and Ranking form. DOH and CHFA staff will coordinate the review of applications seeking funding from both organizations. The CHAMP 4 Rating and Ranking form will be available on the Website on or before October 2, 2013.

1. 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.