

**The State of Connecticut
Department of Housing**

NOTICE OF FUNDING AVAILABILITY

Special Priority Projects and Programs

Deadline for Submission of Applications: March 3, 2014

This Notice of Funding Availability (this “NOFA”) is directed to applicants seeking either (a) to design and administer a program on behalf of the State of Connecticut Department of Housing (“DOH”) for the purpose of expanding affordable housing opportunities in Connecticut (each, a “Program”) or (b) to construct a new residence or renovate an existing structure for the purpose of creating new affordable housing units (each, a “Project”).

A. Goals of this NOFA:

This NOFA is intended to support Programs and Projects that achieve one or more of the following goals (each a “Goal”):

1. Contribute to ending homelessness in Connecticut, including, without limitation, homelessness among veterans of one or more of the branches of the U.S. armed forces;
2. Affirmatively furthering fair housing in Connecticut; and/or
3. Create affordable housing opportunities in transit-oriented developments (each, a “TOD”).

For the purposes of this NOFA:

- contributing to ending homelessness in Connecticut may include addressing the housing needs of households with incomes up to 30% of the applicable Area Median Income (“AMI”);
- “affirmatively furthering fair housing” can include any intervention that broadens individuals’ and families’ access to affordable housing opportunities in Connecticut, regardless of race, color, religion, sex, national origin, disability, familial status, or other classification recognized under state or federal fair housing law, by proactively addressing current barriers to such access; and
- a “transit-oriented development” means housing (and/or a mixed-use development that includes housing) that is located within (a) a half of a mile of a multi-modal public transit facility (combining two or more transportation modes, i.e., rail, bus, ferry, etc.); OR (b) a quarter of a mile of a regular or express bus transit stop with frequent service to one or more major employment centers.

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 \$15 million. In addition, DOH will make available to Programs and Projects selected in connection with this NOFA up to approximately 20 rental assistance certificates subject to the rules and regulations of the State's Rental Assistance Program (each, a "RAP").

It is anticipated that applicants will propose Programs and Projects that leverage DOH's financial assistance with substantial financial and/or in-kind resources from other sources.

No Program should contemplate financial assistance from DOH in an amount greater than \$2,000,000 or less than \$100,000. If a Program contemplates financial assistance from DOH in an amount greater than \$1,000,000, the applicant should describe in the narrative portion of the application how the Program would differ if the amount of DOH's financial assistance were reduced to 75% of the amount requested.

No Project should contemplate financial assistance from DOH in an amount greater than \$3,500,000 or less than \$100,000.

No Program or Project should contemplate more than 5 RAPs. If an applicant is contemplating one or more RAPs, the applicant should describe in the narrative portion of the application how the Program or Project, as applicable, would differ if fewer RAPs or no RAPs were allocated by DOH.

D. Funding Source:

It is anticipated that funding for Programs and 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 AMI. All proposed Programs and Projects must be eligible under CGS § 8-37pp.

Applicants are encouraged to propose Programs and Projects that effectively and efficiently achieve one or more of the Goals. Applicants are encouraged to think creatively and strategically in designing Projects and Programs in response to this NOFA.

Each applicant selected to receive funding for a Program under this NOFA must administer such Program in compliance with the rules and regulations applicable to the Flex Program and all other applicable law, including all long-term affordability requirements and the enforcement thereof, or explain why such a role is infeasible or inapplicable.

E. Application Submission Requirements:

All applications for Projects must be submitted electronically. An application for a Program may be submitted in hard copy.

Applicants proposing a Project for which low-income housing tax credits and/or other financing from or administered by the Connecticut Housing Finance Authority (“CHFA”) are also being sought must use the current version of the Consolidated Application. The Consolidated Application is available on the DOH website (www.ct.gov/doh).

If an applicant is not seeking financing from CHFA, the applicant may submit a Short Application for Projects. The Short Application for Projects will be available on the DOH website (www.ct.gov/doh) in January.

Applicants proposing a Program must submit the Short Application for Programs. The Short Application for Programs will be available on the DOH website (www.ct.gov/doh) in January.

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

After the submission deadline, one or more applicants may be asked to provide additional information regarding its/their respective applications and/or present its/their respective Program or Project.

F. Schedule and Process:

Applications for funding under this NOFA will be accepted at the offices of DOH, 505 Hudson Street, Hartford, CT 06106-7106 until Monday, March 3, 2014 at 4:00 p.m. Applications should be sent to the attention of Marilyn Taylor.

Prior to the submission deadline above, applicants may contact Ed LaChance via email at edward.lachance@ct.gov with any questions regarding this NOFA. All such questions received before 4:00 p.m. on February 17, 2014, will be answered on a rolling basis and the questions and answers will be posted on the DOH website (www.ct.gov/doh). An announcement of the award of funding under this NOFA is anticipated to be made in June 2014.

G. Selection Criteria:

All applications submitted under this NOFA will be evaluated on the basis of the following criteria (rating and ranking will be based on a 100-point total; maximum score provided for each criterion in parentheses):

1. Whether the Program or Project achieves one or more of the Goals (threshold);
2. The need for the type of housing or housing-related assistance to be provided by the Program or Project (25);
3. The feasibility of the Program or Project (25);
4. The number of affordable housing units to be created or preserved or, as applicable, the number of individuals and households to be benefitted by the Program or Project (10);
5. The efficiency of the delivery of the benefits of the Program or Project (i.e., the extent to which the Program or Project minimizes the amount of DOH financial assistance per affordable housing unit created or preserved and/or per individual or household assisted) (15);
6. The qualifications of the applicant, including its experience successfully undertaking similar activities and its commitment of human and financial resources for the Program

or Project, and, if applicable, the qualifications of all other organizations that will perform a role in connection with the Program or Project (15);

7. The readiness of the applicant(s) to commence the Program or Project (10);

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. Each applicant selected under this NOFA to administer a Program, if any, will administer such Program as a third-party administrator acting on behalf of DOH subject to the terms and conditions of a written agreement to be entered into by and between the applicant and DOH. 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.