Affordable Housing NOFA Questions

All NOFA Submissions are due on Monday, October 24, 2022 by 5:00 PM

1. Are the AHTFs the only option for FHFC LG support or are the HOME funds an option?
   - Only the Affordable Housing trust fund money is for the LAGO.
     a. If our application is not selected for the LGAO form, would we be able to be eligible for the HOME funds as an additional source outside of the LGAO designation? Yes
2. Can the County confirm how the nonprofit is required to be a part of the Applicant/Ownership entity?
   - The primary applicant must be a non-profit 501c3.
   - For LGAO funds ownership structure must be sufficient for Florida Housing Finance Corporation underwriting
3. Are joint ventures an acceptable Applicant/Ownership structure? As in, can the nonprofit partner apply for the NOFA funds and a nonprofit/for-profit partnership apply for the FHFC funds with the joint venture partnership serving as the development owner? Yes
4. Understanding homeless is not a demographic commitment option in the FHFC RFA, will our Link units for special needs (required by FHFC to be a minimum of 5% of the total units) fill this requirement if you are seeking to meet the homelessness priority?
   - Homelessness will not meet the special needs demographic for the Affordable Housing Trust Funds.
5. How can a company be Not For Profit and asking for Funds, ex: asking for rent?
   - Applicants must be an operating Non-Profit Organization with proof of a 501c3
6. I am trying to open up an Adult Family Care Home, in my home, I live in a small modest home, will I be able to use any of the grant funds to open a larger home, to provide more space and activities. The home will be my primary place of residence. I will be getting a fee for this through my residents.
   - All applicants must also show proof that they have provided similar services for the past 12 months. These funding sources are mainly focused on increasing the affordable housing stock in Lee County or acquiring or rehabilitating facilities for persons with special needs.
7. In regards to the NOFA and CDBG funds, we own several units that will be in the process of getting rehabbed so we can resale them to low-income eligible households. Since we already own the homes, can we use CDBG funds just for the rehab? Will that be an eligible activity for this NOFA?
   - Yes, this is an eligible expense.
8. Could you explain what an internal annual evaluation of service provided? Give an example
   - We need to understand if the organization has an internal process to evaluating the quality of services they provide.
9. Clearly identify the timeframes and methods for obligating grant funds, and how the agency plans to ensure funds are spent before the deadline. Jeannie said 3-5 years for CDBG- is that correct?
   - Funds should be drawn within 3-5 of contract execution. This varies based on the type of funding received.

10. Provide a detailed development and operating proforma. Define development. (in non-profit we think of fundraising)
   - Provide a detailed budget for the total cost of the development and operating of the housing project.

11. The bottom paragraph asks for A copy of the applicant's overall budget, including other services or programs and funding sources, general management and oversight budget, overhead/indirect rates charged to grant sources, and chart of key project staff, including a description of their duties and qualifications must be attached following the Budget Narrative BUT then under required attachments does not list general management and oversight budget, OR overhead/indirect rates charge to grant services however does list keystaff. If required, are they put as attachments?
   - We do not need an attachment for the overhead/indirect rates at the time of application, those should be included as a line item in the budget.

12. What is a general management and oversight budget? Does that differ from an overall budget?
   - No

13. Could you clarify what you are looking for under required attachments—Information about Partners---what is development team?
   - These is the team that will be working on the housing development project

14. Give an example of a desired outcome if funds are utilized for capital improvements. We are applying for facility improvements over the whole agency that houses multiple programs. If you are referring to program outcomes do you want all the programs listed or one? We have numerous programs.
   - We are looking for an increase in service capacity for capital improvements.

15. In regards to #5 Quality of Service. The directions are- The applicant must provide a brief response to each question below. #3 Describe how the project is innovative, based on national best practice, and designed in accordance with an existing evidence-based program. You then ask for that documentation as a required attachment. Are we putting it under #5 and then answering it again as a required attachment?
   - The narrative in #3 should describe your program model. The attachment should show the source for the evidenced based program model.

16. A timing issue as a result of Hurricane Ian. Our site was on the agenda with the City of Cape Coral for a land use map amendment approval for the Oct 12 City Council meeting that has been canceled. Before the hurricane, this would be approved before we submitted our response to the Lee County NOFA. Now it will be after, and, understandably, the council meeting hasn't been rescheduled. Would the County allow us to submit an application for the NOFA pending approval the FLUMA with the understanding that we would immediately withdrawal our application should the FLUMA be denied (which we don't anticipate)?
   - Yes

17. Information regarding Leased Properties:
   a. https://www.law.cornell.edu/cfr/text/24/570.201

18. Helpful Links:
   a. https://www.leegov.com/dcd/planning/ship
   b. HOME Match: https://www.hudexchange.info/programs/home/topics/match/#match-reduction-historical-information

c. CDBG Guidelines: https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/