

**2018 National Housing Trust Fund NOFA
FAQs (7-31-18)**

Question	Response
<p>1 Performance Points: It says that we need to submit a waiver... what is that? I don't think we've missed deadlines, had late reporting or have made a material misrepresentation or had any noncompliance with monitoring requirements. How do I prove this?</p>	<p>If you have missed a HOME reporting deadline, then you have the option to submit a waiver request explaining why you should not have your performance points reduced. The waiver request should be in the form of a letter and accompany your application and include supporting documentation.</p> <p>The applicant's project manager can contact the HCD housing representative that is responsible for managing their current HOME contracts, if they have questions.</p>
<p>2 For the project that I plan to submit for the NHTF, the developer/applicant purchased the property in 2016. Do I need to submit an appraisal for land the developer/applicant already owns?</p>	<p>Yes, an appraisal is required. The appraisal must be prepared no earlier than 2017. Please see page 51 of the NHTF Supplement.</p>
<p>3 Do we need to complete the Deeper Affordability worksheet (26b of the checklist) if we are not targeting the Deeper Affordability funding?</p>	<p>No</p>
<p>4 Can State Tax Credits can be layered with NHTF funding?</p>	<p>Yes, state tax credits can be layered with NHTF funding, with 4% tax credits.</p>
<p>5 Does the single audit requirement pertain to the applicant or to the jurisdiction in which the project is located? The NOFA seems to read that it is a requirement of the jurisdiction. What type of documentation are you looking for here? Our project is located in Oakland, CA.</p>	<p>Local governments that expend in excess of \$750,000 in federal funds during the fiscal year are required to submit a Single Audit Report package to the California SCO.</p> <p>If the applicant is a private developer or non-profit, the Single Audit Reporting is not required.</p> <p>See pages 13 and 25 of the NHTF NOFA.</p>
<p>6 For the Performance Factor evaluation series, do we need to submit anything here for past projects if we have never applied for NHTF funding? Are these penalties to be applied in the future based on our performance on this project?</p>	<p>The point deductions in the Performance scoring category are based on the past performance of the applicant, developer, owner and managing general partner as they relate to HOME project contracts awarded between 2013-2017. Please refer to page 16 of the NHTF NOFA.</p>
<p>7 For the Direct HOME Allocation Declined, is there any documentation needed for this question?</p>	<p>No additional documentation required. HCD will confer directly with HUD to verify.</p>

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8	<p>I was wondering if you could clarify the State Objective Access to Opportunity scoring</p> <p>“80 points will be awarded for project located in areas of opportunity within the TCAC Opportunity Map.” – does this mean areas of Highest Resource only, or also High Resource? Or some other definition?</p>	<p>Locate your project on the TCAC Opportunity Map: https://www.treasurer.ca.gov/ctcac/opportunity.asp</p> <p>Points will be given for projects located in ‘Highest’ and ‘High Resource’ areas.</p>
9	<p>Do developers and CHDOS receive housing element points?</p> <p>Do we have to submit something from the City regarding this?</p>	<p>Developers and CHDOs will receive full points in this category.</p> <p>No, you do not need to submit documentation.</p>
10	<p>Can NHTF funding be used for a project that has already completed construction loan closing?</p>	<p>Please contact HCD to discuss the details.</p>
11	<p>For NHTF, will HCD allow a capitalized operating reserve to ensure the project will have positive cash flows for at least 20 years, which may be required with a high percentage of 30% AMI units?</p>	<p>Yes, HCD will allow a capitalized operating reserve however; project development funding sources cannot be used to capitalize the operating reserve. Please refer to section 8308 of the 2017 UMRs.</p>
12	<p>The Supplemental Application states that Phase I reports should be prepared no earlier than 2017. Will you accept an older one (2016) if the company that prepared the report provides a reliance letter?</p>	<p>No, the Phase I/VES and Phase II reports must be prepared no earlier than 2017.</p> <p>If the applicant is aware of more than one Phase I, Phase II or VES report for the property, the reports should be included with the application. Older reports will not be scored. Refer to page 52 of the NHTF Supplement.</p>
13	<p>If we apply for an AHSC application does the unit mix have to be the same unit mix in the NHTF application?</p>	<p>Yes, if the funds are used for the same project.</p>