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## *Revision to Requirements for*

## NVRC Housing Grant Request for Applications

November 2021

*Revision date: December 7, 2021*

## Seeking New Affordable Units for Low- and Moderate-Income Northern Virginians

RFA Release Date: **November 3, 2021**

Intent to Apply Deadline: **November 17, 2021**

Deadline for RFA Questions: **December 1, 2021**

*Submit your questions on the RFA to [info@novaregion.org](mailto:info@novaregion.org)*

Application Submission Deadline: **December 17, 2021**

**Applications submitted after the deadline will not be considered.**

**No phone calls please.**

*An inconsistency between Site Control as a Threshold Requirement and Land/Acquisitions Costs as an allowable budget category has caused a change to RFA requirements only as follows.*

*Site Control, previously a Threshold Requirement, becomes a Competitive Criteria. Affected sections of the RFA are presented on the next few pages with yellow highlighting.*

*Please keep in mind that the \$750,000 limit on acquisition costs across the entire regional grant is unlikely to support acquisition on all projects nor is NVRC obligated to spend \$750,000 for acquisition.*

From Page 8:

| <b>Criterion B: Project Specifics</b> |   |
|---------------------------------------|---|
| <b>THRESHOLD REQUIREMENTS</b>         |   |
| <del>1. For All Applicants</del>      | <del>Do you have control of the site? Attach proof of site control labeled as Appendix G.</del> This item reclassified as a Competitive Criteria.   |
| 1. For All Applicants                 | <p>– What period of affordability is associated with the proposed development?</p> <p>Note: As part of the grant agreement transmitting budget authority to winning Applicants, NVRC will require Restrictive Covenants or a Retention Agreement to secure the period of affordability unless the Applicant can demonstrate one of its primary funding sources will enforce a period of affordability of at least 15 years.</p> |
| 2. For All Applicants                 | -- Briefly summarize your plan to gain public feedback about the project. Please describe any existing local community and government support for your project giving specific instances where support was demonstrated.  |

| <b>Criterion B: Project Specifics</b> |  |
|---------------------------------------|--|
| <b>COMPETITIVE CRITERIA</b>           |  |
| 3. NEW - For All Applicants           | -- Do you have control of the site? Attach proof of site control labeled as Appendix G.  |
| 4. For All Applicants                 | -- Tell us all about the development you are proposing. Who will be the target tenant base? Are you proposing rental or home ownership, mixed income or affordable only? (If affordable, what AMI levels?) How many units will be produced and in what format – multifamily, single family, 1-4 unit buildings? What configuration of bedroom sizes do you anticipate? Is it acquisition/rehab/repair of vacant units or new construction? |

| <b>Criterion B: Project Specifics</b> |  |
|---------------------------------------|--|
| <b>COMPETITIVE CRITERIA</b>           |  |
| <b>5.</b>                             | <b>For All Applicants</b> -- Describe the needs assessment work that underpins the choices you have made about the proposed development.   |
| <b>6.</b>                             | <b>For All Applicants</b> – Describe if/how your project will (1) deliver deeper affordability levels, (2) serve marginalized tenants/homebuyers (as defined previously in this RFA) and/or provide greater choice of housing location outside areas of significant social vulnerabilities as highlighted on NVRC’s map at <a href="https://nvrc.maps.arcgis.com/apps/instant/minimalist/index.html?appid=1adf0f13298646c6abbabd227ab9dc4a">https://nvrc.maps.arcgis.com/apps/instant/minimalist/index.html?appid=1adf0f13298646c6abbabd227ab9dc4a</a> |
| <b>7.</b>                             | <b>For All Applicants</b> – NVRC’s funder, Virginia Housing (VH), expects that developments receiving the support described in this RFA will contribute to VH anticipated project outcomes, as described in the <b>PDC Housing Development Handbook</b> , copy attached. Please help us understand how your project will address VH’s expected outcomes.   |
| <b>8.</b>                             | <b>For All Applicants</b> – Where is the proposed affordable development going to be located?  |
| <b>9.</b>                             | <b>For All Applicants</b> – If available, attach a site plan/map/schematic labeled Site Plan as <b>Attachment H</b> .  |
| <b>10.</b>                            | <b>For All Applicants</b> – Describe the project status and the remaining steps outstanding before construction can commence, including an estimated completion date for each remaining step. Identify each funding source for the project and the status of each. Attach funding commitment letters from other sources as <b>Attachment I</b> .   |
| <b>11.</b>                            | <b>For All Applicants</b> – When is the anticipated date that units will be ready for lease-up?  |
| <b>12.</b>                            | <b>For All Applicants</b> – List the Applicant organization’s partners (project development team) in this affordable development; please specify the partners’ respective roles in an attachment labeled as <b>Appendix J</b> .  |
| <b>13.</b>                            | <b>For All Applicants</b> – Please describe the affordable development’s features re: proximity to transit, walkability – grocery stores, medical, jobs, parks; energy efficiency; use of recycled/reclaimed materials; economical building techniques (e.g., manufactured/modular) and universal design/accessibility.  |

From Page 10:

## **17. How Applications will be Evaluated**

Applicants will be evaluated first on the previously described set of Threshold Requirements. Projects that do not meet all Threshold Requirements will not be awarded funds. Applicants meeting all Threshold Requirements will be divided into Local Groupings, i.e., all Applications proposing projects located in the same city, county or town will be reviewed against each other, with the Applicants who are strongest on Competitive Criteria receiving the highest scores and having the best potential to be funded.

To recap, **Threshold Requirements** include:

1. Applicant must have a demonstrated track record of completing similar projects on-time and on-budget.
2. Applicant's Project Development Team Narrative (i.e., Attachment J under Criterion B), demonstrates all the disciplines needed to develop affordable housing are present in the project, with respective partner responsibilities well defined and inclusive of all roles necessary to accomplish the development.
3. Applicant has requested no more than \$83,000 per unit.
4. Applicant's proposal demonstrates consistency with average housing development costs in Northern Virginia based on funding request and total development budget.
5. ~~Applicant has site control of the project site either through an executed deed or an executed purchase and sale agreement.~~—This item no longer a Threshold Requirement.
5. Applicant's project demonstrates clear local government support.

**Competitive Criteria** include:

1. NEW -- Applicant has site control of the project site either through an executed deed or an executed purchase and sale agreement.
2. Geographic location of the proposed project contributes to distribution of funding around Northern Virginia.
3. Projects that leverage other sources of funding and limit the amount requested through this grant, i.e., less than \$83,000 per unit or less than \$664,000 overall.
4. Likelihood of completion with the required deadline of 6/30/2024 for habitable units.
5. Level of experience and past strength of Applicant to complete similar projects on time and on budget.
6. Projects that can demonstrate they are serving marginalized populations and improving housing choice among eligible tenants and first-time homebuyers living in areas of high social vulnerability as per NVRC's Social Vulnerabilities Map.
7. Projects that serve levels of affordability deeper than 80% AMI.

**Tie-breaking Criteria:** In the event that two or more Applications within a specific Local Grouping have the same rank, the winner will be decided by the Applicant that provides the most comprehensive response on Required Application Element Criterion B, #13, page 9.