

## NVRC Housing Grant Request for Applications

Frequently Asked Questions #2 – December 7, 2021

1. **Question:** Do the activities listed in the budget breakdown have to take place post-award, or can eligible activities be reimbursed retroactively?

**Answer:** Eligible activities can be reimbursed retroactively.

2. **Question:** Can any part of the project begin prior to award, or does the project need to commence post-award? (For example: for a renovation, can the property be acquired prior to award with awarded funds used toward the rehab).

**Answer:** It's probably helpful in meeting the habitability deadline that parts of the project begin prior to award.

3. **Question:** The RFA lists the following as a Threshold Requirement: *"Applicant has site control of the project site either through an executed deed or an executed purchase and sale agreement"*. How can we meet this Threshold Requirement if our application proposes to use NVRC funding for acquisition, and therefore we do not have control of the site prior to award?

**Answer:** There is a contradiction in the RFA's characterization of "site control" as a Threshold item. Site control has been reclassified as a Competitive Criteria. Please see the attached *Revision to Requirements* to address this issue.

4. **Question:** Are there any restrictions on funds being used for acquisition of property that could be donated into a community land trust, upon which affordable units will be constructed?

**Answer:** Both land and units on land trusts can be funded, keeping in mind the program's overall budget limitations for acquisitions i.e., acquisition funding may not exceed \$750,000 across all funded projects. Please also keep in mind funding must lead to habitable units by 6/30/2024.

5. **Question:** How are applicants to demonstrate projects will serve the following marginalized populations: *"(1) persons of color, (2) individuals with disabilities, (3) low-wage essential workers, especially minorities including the foreign-born, (4) LGBTQIA+ households, and (5) self-employed or gig workers"* without violating fair housing/equal opportunity requirements?

**Answer:** Proactive marketing to ensure members of these underserved groups know about your development so that they have an opportunity to be considered will address this requirement. Adjustment of home ownership underwriting to standards that do not prevent participation by the aforementioned groups would be another way to address this in first-time homebuyer units.

6. **Question:** Can applications use previous results of populations served as an indicator of future populations (i.e. – my organization regularly serves persons/families that fall within 30-60% AMI, come from minority populations and likely hold low(er)-wage essential wage positions?

**Answer:** Past experience that demonstrates your ability to engage members of marginalized groups would be a good information to include.

7. **Question:** Could you provide some clarification on the text "*Affordable housing units already proffered to a locality through a formal zoning review process are not permitted uses for these funds.*" The project we are submitting was part of a Rezoning Application, where the zoning ordinance requires and proffers the overall development to consist of a number of AHU's that is only part of the total number of AHUs to be provided. Are we able to make a request for the NVRC funding just for these "bonus" units as they are technically not a requirement?

**Answer:** Yes. Your request for NVRC funds needs to exclude the costs associated with the numbers of units identified in written proffer approvals from the city/county rezoning department. If this situation applies to your application, please attach the relevant proffer documents to your submission.

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