

Central Virginia Planning District Commission Housing Development Program

Request for Application (RFA) - Question and Response Document

The following is a summary of Questions, and the CVPDC responses provided, received in reference to the CVPDC Housing Development Program Request for Application issued July 31, 2023.

Based on the questions received, and the responses, no addendum to the Request for Application will be made. **CVPDC Housing Development Program sealed proposals must be received by or before 5:00 p.m. EST, Thursday, September 7, 2023, for award consideration.**

Questions Received

- 1. Will applications from past awarded projects to provide for cost overruns be considered?**
No. Applications will not be considered seeking additional funding from already awarded CVPDC Housing Development Program awards.
- 2. Are agencies that received past CVPDC Housing Development Program awards eligible to apply in this round for a different project?**
Yes. As noted in the current RFA, agencies may apply for multiple projects. Each project will be evaluated individually according to the RFA project evaluation criteria. The criteria do not consider which entity is submitting as an evaluation element.
- 3. Can funding be provided towards designated units that will be made available for income eligible families within a larger multimodal development?**
Yes. Mixed-income projects must include at least 50% of the units restricted to at or below 80% AMI or, if funding from other sources require, whichever is more restrictive.
- 4. Must an existing relationship with an agency that will assist with income verification or the process by which affordability eligibility will be maintained need to be in place currently to be eligible?**
No. It is understood that not all developers seeking to develop affordable housing have direct relationships with agencies or processes for affordability. However, the application must outline what actions will be taken to secure such relationships in the future.
NOTE: While having current income eligibility verification is not required for application submittal, readiness and history in developing affordable housing is an application evaluation element.
- 5. How will the CVPDC assure compliance with the affordability restrictions for homeowner or rental units?**
An assurance instrument will be included within the funding award contract provided by the CVPDC.
- 6. For new homes built, what if the first purchaser (with eligibility confirmed), moves prior to the affordability period? Who is the responsible party?**
A lien will be placed (taking 2nd or 3rd position) on the property. Should the home be sold at a pro-rated amount, which the property owner will repay the CVPDC. The CVPDC will use all

Program Income generated from the program in future housing or community development projects.

NOTE: The property owner can, if they choose, rent the property to an income-eligible family (with rent rate and income eligibility as determined by HUD yearly rates), resulting in no repayment.

7. **Are awarded funds provided prior to work?**

No. All of the CVPDC funds are reimbursement-based and provide direct funding to development costs.