

**THE STATE OF CONNECTICUT
DEPARTMENT OF HOUSING**

in partnership with the

CONNECTICUT HOUSING FINANCE AUTHORITY

**STATE-SPONSORED HOUSING PORTFOLIO RECAPITALIZATION
NOTICE OF FUNDING AVAILABILITY**

This Notice of Funding Availability (this “NOFA”) is directed to owners of properties in the State-Sponsored Housing Portfolio (the “Portfolio”) seeking funding from the Department of Housing (“DOH”) and/or the Connecticut Housing Finance Authority (“CHFA”).

A. BACKGROUND

In 2003, pursuant to CGS §8-37uu, the State conveyed its interest in the Portfolio to CHFA with all statutory program requirements remaining in place. In 2012, the Governor announced an ambitious 10-year, \$300 million initiative to revitalize the Portfolio. Last year, CHFA engaged a consultant to prepare a capital plan to inform the revitalization of the Portfolio properties in accordance with the Governor’s initiative (the “Capital Plan”). Over the course of this 10-year period, guided by the Capital Plan, DOH and CHFA expect to invest the funds authorized under this initiative to rehabilitate or redevelop each of the properties in the Portfolio. Total approximate funding available in connection with this NOFA is up to \$25 million.

NOTE: Applications that do not meet the threshold requirements outlined in Section E of this NOFA will be deemed incomplete and will not be considered for review.

B. ELIGIBLE APPLICANTS

Consideration for funding under this NOFA will be given to owners of:

- Properties for which the Capital Plan targets a transaction in 2014, 2015 or 2016; or,
- Limited Equity Cooperatives; or,
- Properties without specified transaction years and designated “Current-At Risk.”

A complete list of eligible properties is included as Exhibit A.

Eligible applicants must be the owner of a property within the Portfolio, or a new affiliated entity created by such owner solely for the purpose of financing the property.

NOTE: Properties that do not meet the above criteria and are not listed in Exhibit A are **not eligible** for funding under this NOFA.

Portfolio owners intending to apply for 9% LIHTC’s (with or without subordinate State capital financing) should not respond to this NOFA and should instead apply in the annual 9% LIHTC round in the fall of 2014.

Portfolio owners, whether eligible for funding under this NOFA or not, may opt instead to apply for State capital financing (as well as 4% LIHTC’s and tax exempt bond financing) in an upcoming funding round under the Competitive Housing Assistance for Multifamily Properties (CHAMP) initiative if, and only if, the proposed project will result in the greater of (a) an increase of at least 20 new housing units and (b) an overall increase in

the housing units at the property of at least 20%. For example, a property with 30 units would be eligible if the proposed redevelopment project would add at least 20 units.

A separate NOFA will be released soon for other projects including, without limitation, projects that are not eligible under this NOFA but which have immediate, discrete capital needs that must be addressed prior to the property's scheduled transaction year.

Owners are encouraged to contact their designated CHFA asset manager for more information.

C. ELIGIBLE USES OF FUNDING

Under the Capital Plan, recapitalization models were developed with a transaction-specific recommendation for each property in the Portfolio. It is expected that the financial structure and scope of capital work of each transaction presented in response to this NOFA will be substantially similar to the recommendations for the project in the Capital Plan. In the event an application for funding in response to this NOFA proposes a project scope that differs from the Capital Plan recommendation, such difference(s) must be highlighted and justified for consideration by DOH and CHFA.

Because the Capital Plan does not prescribe a transaction scenario for Limited Equity Cooperatives or properties designated as "Current - At-risk," owners may propose a sustainable recapitalization plan that best meets the specific needs of these properties.

Any application that proposes capital and/or operating subsidy amounts in excess of Capital Plan recommendations must highlight and justify these deviations.

D. RAP ALLOCATION

In order to protect existing property residents and maximize funding leverage, the Capital Plan recommends the use of project-based Rental Assistance Payment ("RAP") certificates. A limited amount of RAP's will be made available to projects in connection with this NOFA. Applicants who require RAP's for tenant protection or financial feasibility should contact their CHFA asset manager for direction on RAP assumptions. Once directed by CHFA, owners may reflect RAP's in their proformas in conjunction with a rent structure consistent with the Capital Plan or other acceptable structure that accomplishes the goals of the Capital Plan. To be considered for RAP's, owners must submit a property rent analysis (CHFA format) and specific allocation methodology with number of RAP and subsidy dollars needed. After applications are received, DOH and CHFA will review projects submitted and will make final determinations to confirm or adjust the number of RAP's to be provided to projects.

E. APPLICATION SUBMISSION REQUIREMENTS

Threshold requirements for this application are:

- Architectural drawings and specifications that, at a minimum, meet the 40% completion standard and have been completed by an architect licensed in Connecticut.
- Qualified development team in place (including a licensed general contractor, architect and development consultant, as necessary)
- Demonstration in the application that rents (including any phased-in increases) will provide for sustainable operations for a minimum of 20 years

- Phase I Environmental Report
- Phase II Environmental Report (if necessary)
- Hazardous materials report, including radon testing and visual mold survey
- Zoning approval, if required
- Letter of Agreement with utility company detailing energy-efficiency measures, estimated energy savings and incentives. (Recipients of funding under this NOFA will be required to release energy data to a CHFA-approved, web-based measurement and verification (M&V) energy use monitoring software platform.)
- Certification that the owner is in compliance with Connecticut General Statutes Section 8-64a and 8-64c (if applicable)
- Certification that the owner has obtained a determination from the CT Department of Labor regarding applicability of prevailing wages (if applicable)
- Applicants must be in good standing with CHFA and DOH.

Applicants that are utilizing 4% LIHTC must complete and submit the current version of the Consolidated Application.

All other applicants must complete and submit the Consolidated Application (Short Version).

Applications for funding under this NOFA will be available on DOH's website at www.ct.gov/doh as well as CHFA's website at www.chfa.org no later than April 11, 2014.

Applications for funding under this NOFA must be submitted no later than June 30, 2014 at 4:00 p.m.

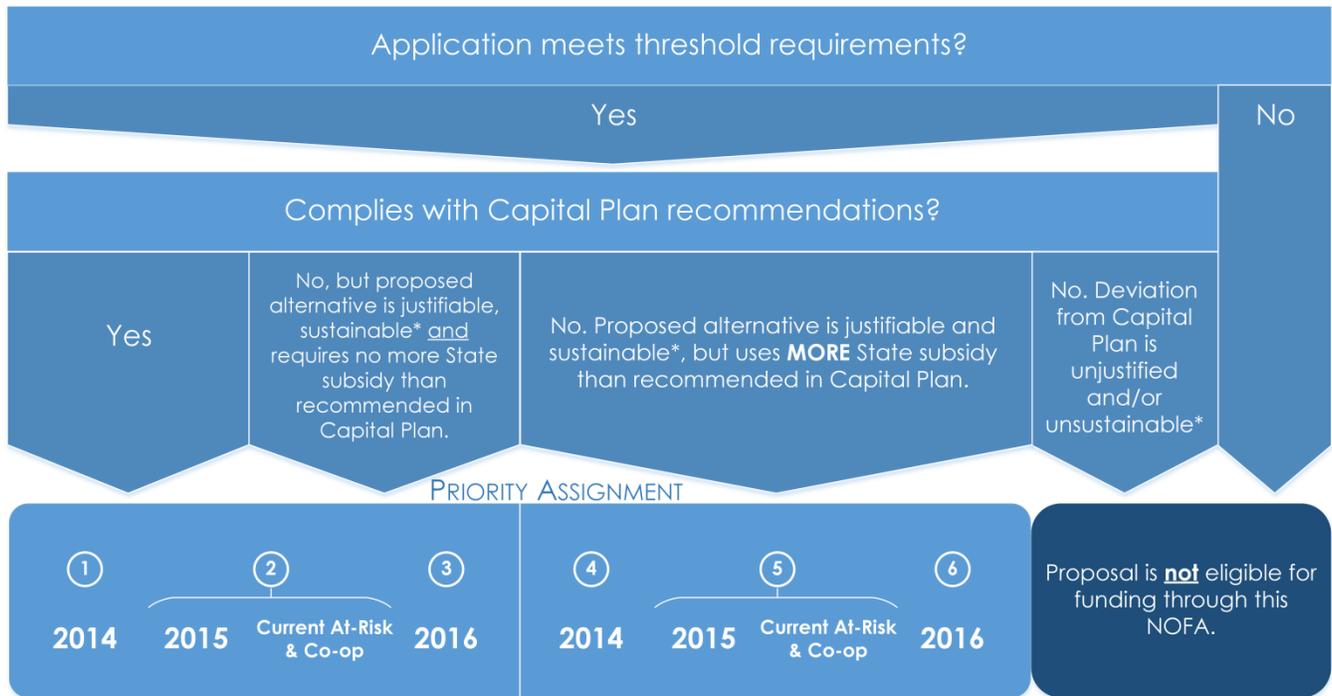
All applications and accompanying materials exclusive of drawings and specs must be submitted via electronic submission through the State's Biznet portal. The Biznet portal can be found at <https://www.biznet.ct.gov/>.

Hard copies of architectural drawings and specs must be delivered to CHFA, 999 West Street, Rocky Hill CT, **no later than June 30, 2014 at 4:00 p.m.**

F. SELECTION CRITERIA

Applicants that do not meet the eligibility requirements defined in Section B will not be considered.

Applications will be evaluated according to priority as illustrated in the following chart:



All applications will be evaluated in sequence above. Applications will then be evaluated within the above Priority Assignment categories, based on the following characteristics:

- Readiness to Proceed
- Development Team Capacity
- Leveraged Non-State Resources

*A proposal is "sustainable" if it demonstrates that, after implementing the measures outlined in the proposal, the property's 20-year capital needs are met and the property's operations will not require further capital investment over a 20-year period.

G. INQUIRIES REGARDING THE NOFA

An informational respondents' conference is scheduled for **April 23, 2014 at 1pm** at CHFA, 999 West Street, Rocky Hill, CT. All relevant substantive questions posed during the conference will be considered inquiries and will be documented together with the appropriate answers. Respondents may also submit questions outside of the conference by e-mail. All questions must be received by 4:00 p.m. on June 16, 2014 to the following email address: sshprfp@chfa.org.

Answers to all relevant substantive questions, including any questions arising from the respondents' conference, will be posted on a rolling basis on the CHFA website at www.chfa.org, under the Requests for Proposals section and at the DOH website at www.ct.gov/doh.

H. TIMELINE

<u>Event</u>	<u>Date</u>
Release of NOFA	April 8, 2014
Respondents' Conference	April 23, 2014 at 1:00 pm
Deadline for Submission of Inquiries	June 16, 2014 at 4:00 pm

Submission Deadline
Selections Announced

June 30, 2014 at 4:00 pm
September, 2014

I. RESERVATIONS

All applications submitted in response to this NOFA are the sole property of the State and are public records subject to the provisions of Connecticut's Freedom of Information Act, CGS §1-200 et seq. DOH and CHFA reserve the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DOH's and/or CHFA's sole discretion. DOH and/or CHFA may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DOH and/or CHFA to procure any of the services described therein or herein from any applicant. DOH and/or CHFA shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained.

EXHIBIT A.**LIST OF ELIGIBLE PROPERTIES**

CHFA Number	Development Name	Municipality	Transaction Year	Deal Type
85008Z	Zbikowski Park	Bristol	2014	4% LIHTC
77004D	Tiffany Place	Brooklyn	2014	4% LIHTC
85051D	Essex Court	Essex	2014	4% LIHTC
85057D	Center Village	Glastonbury	2014	4% LIHTC
85061D	Town Hall Annex	Greenwich	2014	CHFA/FHA
91080D	96-98 Martin Street	Hartford	2014	Soft Loan
94054D	Westhill Gardens	Manchester	2014	4% LIHTC
85131D	Hillside Terrace & Extension	North Branford	2014	4% LIHTC
95094D	16 School St	Norwalk	2014	CHFA/FHA
85136D	Colonial Village	Norwalk	2014	CHFA/FHA
85138D	Hillside Terrace	Norwich	2014	4% LIHTC
97055D	Rye Field Manor	Old Lyme	2014	4% LIHTC
92077D	Parkside Gables	Stamford	2014	4% LIHTC
95056D	River Mill Village (fka Three Rows)	Thompson	2014	Soft Loan
91242D	Francis J. Pitkat Cong	Vernon	2014	4% LIHTC
90133D	Liberty Hall Apts	Waterbury	2014	Soft Loan
85224D	Eastman Curran Terrace	Windham	2014	4% LIHTC
86001D	Reynold`s Ridge 133	Bethel	2015	4% LIHTC
85004D	Reynold`s Ridge 166	Bethel	2015	4% LIHTC
91009D	Ivy Street Apts	Branford	2015	4% LIHTC
85032D	Bellwood Court & Chatham Acres	East Hampton	2015	4% LIHTC
85064D	Pequot Village I & II	Groton	2015	4% LIHTC
94021D	Wooster Street (fka Summers Square)	Hartford	2015	Soft Loan
85120D	Beechwood Gardens	New Haven	2015	Soft Loan
85145D	Sunny Acres	Plainfield	2015	4% LIHTC
85148D	Gosinski Park	Plymouth	2015	4% LIHTC
77026D	Ballard Green	Ridgefield	2015	4% LIHTC
85158D	Castle Heights & Hoffman Heights	Seymour	2015	4% LIHTC
85161D	Devaux Apts	Shelton	2015	CHFA/FHA
85179D	Lawnhill Terrace	Stamford	2015	4% LIHTC
88049D	Broder Place, Laurel Court & Maple Court	Suffield	2015	4% LIHTC
95124D	Dodge Farms	Washington	2015	Soft Loan
85227D	Millbrook Village	Windsor	2015	4% LIHTC
85020D	Coal Pit Hill, Fairfield Ridge, Mill Ridge & Extension	Danbury	2016	4% LIHTC
85031D	Cicia Manor, Lakeview Apts & Stygar Terrace	Derby	2016	4% LIHTC
85042D	Green Valley Village	Enfield	2016	4% LIHTC
85043D	Laurel Park	Enfield	2016	4% LIHTC
91099D	Jackie Schaffer Apts	Hartford	2016	Soft Loan
77014D	Ward / Affleck	Hartford	2016	Soft Loan
85158Z	Smith Acres & Extension	Seymour	2016	4% LIHTC
85172D	Wapping Mews	South Windsor	2016	CHFA/FHA
85186D	Green Manor	Thomaston	2016	4% LIHTC

85208D	McGuire Court	Wallingford	2016	4% LIHTC
85207D	South Side Terrace	Wallingford	2016	CHFA/FHA
85224Z	Terry Court	Windham	2016	4% LIHTC
85001D	J.J. O'Donnell Apts	Ansonia	n/a	Current - At-Risk
95002D	Pompey Hollow	Ashford	n/a	Current - At-Risk
85002D	Marjorie Moore Village & Percival Heights	Berlin	n/a	Current - At-Risk
85005D	Parkside Vill. I & II	Branford	n/a	Current - At-Risk
85014D	TWENTY ONE	Canton	n/a	Current - At-Risk
85016D	Dublin Village & Annex & Poneman Village	Colchester	n/a	Current - At-Risk
77007D	Kirtland Commons	Deep River	n/a	Current - At-Risk
85036D	Veteran Terrace & Extension	East Hartford	n/a	Current - At-Risk
85049D	Ella Grasso Manor	Enfield	n/a	Current - At-Risk
85044D	Enfield Manor & Extension	Enfield	n/a	Current - At-Risk
85046D	Windsor Court & Extension	Enfield	n/a	Current - At-Risk
85048D	Woodside Park	Enfield	n/a	Current - At-Risk
85054D	Trefoil Court	Fairfield	n/a	Current - At-Risk
91071D	Herbert Clark House	Glastonbury	n/a	Current - At-Risk
85060D	Armstrong Court	Greenwich	n/a	Current - At-Risk
89007D	McKinney Terrace I & II	Greenwich	n/a	Current - At-Risk
99012D	Hill House	Greenwich	n/a	Current - At-Risk
85070D	Hamden Village	Hamden	n/a	Current - At-Risk
91096D	Faith Manor	Hartford	n/a	Current - At-Risk
85090D	Spencer Village & Extension	Manchester	n/a	Current - At-Risk
85094D	Wright's Village	Mansfield	n/a	Current - At-Risk
94056D	Florence S. Lord	Marlborough	n/a	Current - At-Risk
85105D	Freedom Village & Independence Village	Montville	n/a	Current - At-Risk
85107D	Oak Terrace/Extensions & Robert E Hutt Congregate	Naugatuck	n/a	Current - At-Risk
04002D	Security Manor	New Britain	n/a	Current - At-Risk
91161D	Washington School	New Britain	n/a	Current - At-Risk
85130D	G. Washington Carver Building	New London	n/a	Current - At-Risk
85129D	Gordon/Riozzi Courts	New London	n/a	Current - At-Risk
85125D	Cedar Village, Kelleher Park & New Meadow Village	Newington	n/a	Current - At-Risk
85133D	Wangum Village	North Canaan	n/a	Current - At-Risk
96083D	Ludlow (Commons) Square Congregate	Norwalk	n/a	Current - At-Risk
97054D	Old Marvin, The	Norwalk	n/a	Current - At-Risk
85141D	Eastwood Court & Harry Schwartz Manor	Norwich	n/a	Current - At-Risk
85144D	Hillside Apartments	Norwich	n/a	Current - At-Risk
90107D	J.F. Kennedy Apts & Heights	Norwich	n/a	Current - At-Risk
85139D	Melrose Park & Sunset Park	Norwich	n/a	Current - At-Risk
85142D	Rosewood Manor & Extension	Norwich	n/a	Current - At-Risk
89037D	St. Jude Common	Norwich	n/a	Current - At-Risk
84001D	Center View Manor, Sunset Village & Woodmoor Village	Plainville	n/a	Current - At-Risk
98059D	Seely Brown Village	Pomfret	n/a	Current - At-Risk
85150D	Quarry Heights & Extension	Portland	n/a	Current - At-Risk
85152D	Lincoln Park	Preston	n/a	Current - At-Risk
85153D	Walter Crabtree Apts & Wm. St. Onge Apts	Putnam	n/a	Current - At-Risk
92071D	Prospect Ridge Congregate	Ridgefield	n/a	Current - At-Risk
89038D	Harold J. Murphy Apts & Rocky Hill Seniors	Rocky Hill	n/a	Current - At-Risk

85163D	Murphy Apts/Extension & Virginia Connolly	Simsbury	n/a	Current - At-Risk
85180D	Edward Czescik Homes	Stamford	n/a	Current - At-Risk
90116D	Wormser Congregate	Stamford	n/a	Current - At-Risk
85195D	Stern Village	Trumbull	n/a	Current - At-Risk
85206D	East Side Terrace	Wallingford	n/a	Current - At-Risk
85215D	Buckingham Terrace, Country Ridge & Truman Terrace	Watertown	n/a	Current - At-Risk
85220D	Adams Apts & Comhall Conv	Wethersfield	n/a	Current - At-Risk
86013D	Hevrin Terrace	Windham	n/a	Current - At-Risk
92029D	Pine Grove Manor	Enfield	n/a	Limited Equity Co-op
98019D	Pleasant St Co-op	Enfield	n/a	Limited Equity Co-op
95050D	Cobbs Mill Crossing Cooperative	Glastonbury	n/a	Limited Equity Co-op
94020E	272 Cleveland Ave Cooperative	Hartford	n/a	Limited Equity Co-op
95055D	Amistad Court Cooperative	Hartford	n/a	Limited Equity Co-op
77015D	Harrington Place Cooperative	Hartford	n/a	Limited Equity Co-op
96026D	Rehoboth Place Cooperative	Hartford	n/a	Limited Equity Co-op
94022D	Rose Garden Cooperative	Hartford	n/a	Limited Equity Co-op
95040D	Sheldon Common I Co-op	Hartford	n/a	Limited Equity Co-op
95051D	Sheldon Common II Co-op	Hartford	n/a	Limited Equity Co-op
94045D	Villa Coqui Cooperative	Hartford	n/a	Limited Equity Co-op
93041D	Tannery Brook Cooperative	Litchfield	n/a	Limited Equity Co-op
92050D	Common Thread Cooperative	Manchester	n/a	Limited Equity Co-op
96054D	So Main St Co-op/Willow Brook Estates Condo	New Britain	n/a	Limited Equity Co-op
92093D	Greenfield Village Coop Assoc.	Rocky Hill	n/a	Limited Equity Co-op
91239D	Riverside School Cooperative	Torrington	n/a	Limited Equity Co-op
95126D	Cherry St Cooperative	Waterbury	n/a	Limited Equity Co-op
98077D	Lawrence Crest Co-op	Waterbury	n/a	Limited Equity Co-op
91264D	Brace Dale Cooperative	West Hartford	n/a	Limited Equity Co-op
95136D	Flagg Road Cooperative	West Hartford	n/a	Limited Equity Co-op
95135D	Patchogue Place Cooperative	Westbrook	n/a	Limited Equity Co-op
90138D	Union St Cooperative, Inc	Windham	n/a	Limited Equity Co-op

NOTE: Properties not listed in Exhibit A are **not eligible** for funding under this NOFA.