

**The State of Connecticut
Department of Economic and Community Development**

**NOTICE OF FUNDING AVAILABILITY
Competitive Housing Assistance for Multifamily Properties 2 (“CHAMP 2”)**

Deadline for Submission of Applications: November 28, 2012

This Notice of Funding Availability (this “NOFA”) is directed to owners of either existing affordable rental developments or developers of proposed new affordable multifamily rental developments seeking funding from the Department of Economic and Community Development (“DECD”).

A. Goal of this NOFA:

The State of Connecticut (the “State”) is committed to expanding the pool of safe, decent and affordable multifamily rental housing for its residents. Investment in affordable multifamily rental development and preservation creates jobs and increases local revenue. The goal of this NOFA is to foster the creation and/or preservation of affordable multifamily rental housing in Connecticut to promote healthy lives, strong communities and a robust economy.

B. Funding:

Approximately \$25 million is anticipated to be made available pursuant to this NOFA. Funding available under this NOFA may, at DECD’s discretion, include Housing Trust Fund Program (“HTF”) funds and/or Affordable Housing Program (“FLEX”) funds. Note that housing units assisted with HTF funds must be affordable for persons and families with incomes up to 120% of Area Median Income (“AMI”) and housing units assisted with FLEX funds must be affordable for persons and families with incomes up to 100% of AMI. DECD funds may be provided in the form of grants, loans or a combination thereof based on project needs and DECD’s underwriting. Loans may be offered by DECD at a reduced interest rate and/or with extended terms. DECD funding under this NOFA may not exceed \$5,000,000 per development.

An applicant for funding under this NOFA may also simultaneously apply for Connecticut Housing Finance Authority (“CHFA”) Taxable Bond or Tax-Exempt Bond financing paired with 4% Low-Income Housing Tax Credits. CHFA will continue to accept 4% LIHTC applications on a rolling basis for non-DECD co-funded proposals. For further details , please contact CHFA.

C. Eligible Applicants:

Applicants eligible for consideration under this NOFA include any entity that is either an “Eligible applicant” under the Affordable Housing Program, Connecticut General Statutes (“CGS”) § 8-37pp. CGS § 8-37pp defines an eligible applicant as “(A) A nonprofit entity; (B) a municipality; (C) a housing authority; (D) a business corporation incorporated pursuant to chapter 601 or any predecessor statutes thereto or authorized to do business pursuant to said chapter 601 having as one of its purposes the construction, financing, acquisition, rehabilitation or operation of affordable housing, and having a certificate or articles of incorporation approved

by the commissioner; (E) any partnership, limited partnership, limited liability company, joint venture, sole proprietorship, trust or association having as one of its purposes the construction, financing, acquisition, rehabilitation or operation of affordable housing, and having a certificate or articles of incorporation approved by the commissioner; or (F) any combination thereof.”

NOTE: If a prospective applicant for funding under this NOFA has already submitted an application for funding for 9% Low-Income Housing Tax Credits administered by CHFA for the 2012 application round then such applicant cannot also apply for funding for that project under this NOFA.

D. Application Submission Requirements:

Applicants must use the CHFA/DECD Consolidated Application version 4.4 (the “ConApp”). An applicant may submit its application for funding under this NOFA either electronically OR as a hard copy binder submission. Each applicant must choose only one method for submission and therefore may not submit one or more portions electronically and other portions in hard copy. The ConApp and this NOFA are available on DECD’s website at www.decd.org (the “Website”).

If an applicant chooses to submit its ConApp in hard copy, it must provide to DECD one original and one complete copy UNLESS it is also applying for financial assistance from CHFA, in which case it must provide two original and two complete copies of the ConApp to DECD. DECD will provide the extra original and copy of the ConApp to CHFA.

If an applicant submitted an application for substantially the same project in response to a prior CHAMP NOFA then such applicant may elect not to re-submit any financial statements, organizational documents, capital needs assessments, environmental site assessments, and/or drawings, plans, and specifications that continue to be true, accurate and complete. Any such applicant must provide a certification that all such documents previously submitted to DECD or CHFA, if applicable, continue to be true, accurate and complete as of the date of its submission of its ConApp in response to this NOFA. All other portions of the application, including, without limitation, the Consolidated Application Workbook 1 and Workbook 2, must be re-submitted.

E. Application Submission Schedule and Process:

Applications for funding under this NOFA, including, if applicable, all materials required by CHFA must be delivered to the offices of DECD (505 Hudson Street, Hartford, CT 06106) no later than Wednesday, November 28, 2012 at 4:00 p.m.

Applications should be submitted to the attention of Helen Muniz. Prior to November 28, 2012, applicants may contact Ms. Muniz via email at helen.muniz@ct.gov with any questions. In addition, an overview conference for questions and answers regarding this NOFA will be held:

Wednesday, October 17th, 2012
2:00 PM
The Lyceum
227 Lawrence Street
Hartford, CT

Please e-mail Dorothy.malerba@ct.gov to register on or before Monday, October 15th, 2012.

F. Selection Criteria:

Applications will be rated and ranked by DECD using the CHAMP 2 Rating and Ranking form. DECD and CHFA staff will coordinate the review of applications seeking funding from both organizations. The CHAMP 2 Rating and Ranking form will be available on the Website on or before October 12, 2012.

G. Reservations:

All applications submitted in response to this NOFA are the sole property of the State and subject to the provisions of Connecticut's Freedom of Information Act, CGS §1-200 et seq., which provides that public records and documents are subject to public access and copying unless specific exemptions to disclosure exist. If an applicant believes that portions of its application are exempt from disclosure, the applicant should mark the specific portions as confidential. Acceptance of an application by DECD which contains such reservations is not an agreement that the material is confidential or exempt from disclosure. DECD reserves 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 Consolidated 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 DECD's sole discretion. DECD 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 DECD to procure any of the services described therein or herein from any applicant. DECD 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.