

NASSAU COUNTY HOME PROGRAM

NOTICE OF FUNDING AVAILABILITY (NOFA)

The Nassau County Office of Housing and Intergovernmental Affairs is requesting proposals from qualified applicants to undertake housing activities under Nassau County's 2009 HOME Investment Partnerships (HOME) Program. The HOME Program was established by the federal government through the National Affordable Housing Act of 1990. The goals of the HOME Program are to increase the supply of decent, safe, and sanitary affordable housing, including housing for the physically challenged, to promote the development of public/private partnerships, empower not-for-profit housing organizations and leverage HOME funds with non-federal funds or resources.

Nassau County anticipates the receipt of approximately \$3,526,210 in HOME funds and \$20,672 in American Dream Downpayment Initiative (ADDI) funds in federal fiscal year 2009. The County's 2009 program year begins on September 1, 2009.

Eligible Applicants Include: units of local government; not-for-profit housing providers; housing development fund companies; and private housing developers.

Forms of Subsidy Include: interest bearing loans, non-interest bearing loans, deferred loans, grants and interest subsidies.

Eligible Activities Include: Eligible activities under the HOME Program include: new construction of rental and first-time homebuyer housing, and assistance to first-time homebuyers; housing rehabilitation for owner-occupied and rental properties; transitional housing for special populations; real property acquisition in support of affordable housing creation; and the provision of services related to affirmatively furthering fair housing. Eligible Activities under the ADDI include: payment of closing costs and, if necessary, rehabilitation in conjunction with home purchase.

Income Requirements and Long-Term Affordability: Homeownership projects must target participants at income levels that are at or below 80% of Area Median Income (AMI), as established by HUD. At least 90% of HOME funds that are utilized for rental housing must be invested in units occupied by families below 80% of AMI. All units must remain affordable over a term of 5 to 20 years, depending on the level of assistance received. (Please refer to details in the HOME funding application.)

Non-Profit Participation: The program encourages participation by non-profit housing providers, and 15% of the County's HOME funds are set aside for non-profit organizations that qualify as Community Housing Development Organizations (CHDOs).

Selection Criteria: All applications will be screened by OHIA staff for completeness and compliance with applicable regulations.

The County will utilize the following criteria in selecting projects:

- Developments that are consistent with:
 - HUD HOME Program objectives;
 - Nassau County's Consolidated Plan;
 - County Executive Suozzi's "Cool Downtown Initiative" of revitalizing downtown business districts through mixed use and mixed income development;

- The County’s Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non impacted communities;
- Implement recommendations identified in Nassau County’s *10 Year Plan to End Chronic Homelessness*;
- Proposals that include:
 - Projects that preserve affordability and create a variety of housing opportunities for Nassau County residents.
 - Number and location of new housing units created or preserved by the proposed project.
 - Compliance with Nassau County’s homebuyer income eligibility guidelines;
 - Leveraging of other public and private funding sources for the developments with public funds.
 - Degree of low-income benefit that will be derived from the proposed project.
 - Number of housing units that will be handicapped-accessible at the completion of the proposed project.
- Project Design that incorporates:
 - Green rehabilitation or green development meeting national standards such as LEED or Energy Star.
 - Project design that incorporates national standards for “Healthy Homes”.
 - Developments that incorporate universal design principals and provide “visitability” for the physically challenged.
 - Architectural design that is attractive throughout and consistent in style with the surrounding community.
- Community Outreach and Support including:
 - Evidence of outreach, involvement and cooperative intent with residents or organizations representative of the residents within the target neighborhood(s).
 - Consistency with local visioning and other neighborhood development plans;
 - Proposals that include a well designed and implemented fair housing marketing plan for initial and ongoing occupancy.
- Organizational capacity including:
 - Proven experience in developing housing and organizational capacity to undertake proposed development.
 - Financial capacity to complete the proposed project including existing funding commitments.
 - Readiness to proceed, including evidence of site control.
 - Experience with the HOME Program and/or other public housing grant programs.
 - Applications that are thorough and demonstrate the ability to complete the project within 24-months of award.

Subsidy Limits: Nassau County strongly encourages the maximum leveraging of HOME dollars. As such, Nassau County assistance caps are \$35,000 per unit for housing developments that assist families at or between 50% and 80% of Area Median Income (AMI) and \$50,000 per unit for housing developments that assist families below 50% of AMI. These caps are for both homeownership and rental developments. Developers must provide detailed substantiation if larger per-unit subsidies are requested.

Assistance for Low Income Housing Tax Credit Deals: Developers of affordable housing may choose to utilize federal low-income housing tax credits to attract equity funding for their deals. Nassau County encourages developers of low-income housing credit tax deals to utilize the HOME program as subordinate financing for their developments.

Applications must be received by 4:00pm on Tuesday April 1, 2008 at the address noted below. Applications received after April 1, 2008 may be considered for funding under the County's rolling application review period, if funding is available. Application packages and further information on program requirements can be obtained from the Nassau County Office of Housing and Intergovernmental Affairs, 40 Main Street, Hempstead, New York 11550. To obtain an application please contact H. Scottie Coads, at (516) 572-1968 or log onto our website: www.nassaucountyny.gov/agencies/OHIA.

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