

Questions from voicemails, emails, and the Pre-Application meeting about HOME, HOME ARP RFA

This list will also be updated and sent out again after the December 15 Deadline for Questions.

1. Does applicant have to be a non-profit?
  - a. Yes, as stated on the cover page, “All private non-profit agencies that have provided services at least 12 months prior to the date of application are eligible to apply.”
2. Is a project in Bonita Springs eligible?
  - a. Yes, a nonprofit planning a project in Bonita Springs is welcome to apply, but residents from the entire county would be eligible to apply to live in the finished units, not just residents in Bonita Springs. For permanent housing development, qualifying households will be prioritized based on the Lee County CoC’s Coordinated Entry System. Housing that is developed through HOME funds must be rented to persons who are homeless, as defined in 24 CFR 91.5 (1), (2), or (3), and those who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.
3. Under this NOFA can land purchase be included with new construction?
  - a. Yes, it can, if construction will start within 12 months and if there is a written agreement about the land/real property purchase when applying.
4. If planning to apply for both categories of funding, do applicants need 1 application total or 1 application per funding source?
  - a. One application is fine but please clarify which parts of the application you feel qualify for each type of funding since requirements are slightly different.
5. Clarification of HOME ARP 70% Restriction.
  - a. HOME ARP is more restrictive than HOME.
6. Is a Sanibel project eligible to apply?
  - a. Yes, a nonprofit planning a project in Sanibel is welcome to apply, but residents from the entire county would be eligible to apply to live in the finished units, not just residents in Sanibel.
7. Are rehabs allowed or just new construction?
  - a. Both rehabs and new construction may apply for this funding.
8. Why don’t the funding priorities line up totally with the ranking sheet?
  - a. The funding priorities are things identified in the Consolidated and/or Annual Plan but other kinds of projects are welcome to apply.
9. If a new development needs additional funding, is through permitting, and ground has not been broken, is it eligible to apply?
  - a. Yes, it is eligible to apply and seems like the definition of “shovel ready.” Organizations are encouraged to apply when the project is “shovel ready” or ready to begin programming. “Shovel ready” means that all funding has been secured or will be available within 90 days and the project will be “underway.” Specific examples of underway (ready to encumber funds and expend them in a timely manner during the program year) include:

- i. Design phase completed and ready to begin a bid process
- ii. Bidding completed using relevant prevailing wages for labor costs and construction can proceed when funds are encumbered
- iii. Purchase offer has been accepted or can be made as soon as funds can be encumbered

10. Questions about HOME Per Unit Subsidy: see chart below for current amounts.  
Please see Home Maximum Per-Unit Subsidy effective date April 7,2023.

<b>Bedrooms</b>	<b>Home Maximum Per-Unit Subsidy</b>
0 BR	\$173,011
1 BR	\$198,331
2 BR	\$241,176
3 BR	\$312,005
4+ BR	\$342,482