

***New Questions:***

**Q7. Will CHFA accept both 9% and 4% LIHTC applications for the same development?**

**A7.** For a single development that is legally divided into two distinct and separate developments through a condominium structure, CHFA will accept concurrent applications for the 4% LIHTC and 9% LIHTC phases. At the time of this application submission, the separate condominiums must be established. Further, both developments must be operationally independent and capable of being developed separately with no common building systems. The points will be calculated based on the attributes of the 9% phase only.

**Q8. We recently learned about a new program called “HPRF”. Can you explain it and confirm that it will it be a resource for the 9% round?**

**A8.** “HPRF” is the Homeless Prevention and Response Fund, which is a subsidy program to support the creation and operation of housing for homeless individuals and families. It is a new program in development at the Department of Housing. CHFA is unable to consider these funds as a resource for the 9% LIHTC round as the HPRF program is still being developed and its terms have not yet been finalized. For questions regarding the HPRF program, please contact Steve DiLella (Phone: 860-270-8081; e-mail [Steve.DiLella@ct.gov](mailto:Steve.DiLella@ct.gov)) at the Department of Housing.

**Q9. Will CHFA accept funding under the 811 program as an acceptable source of funds for supportive services if the population to be served is the chronically homeless?**

**A9.** The CT811 program provides a rental subsidy for the dedicated units set aside for homeless individuals with a disability(ies). To be clear, services are not funded through CT811, rather the state supports the CT811 program by providing services for qualified individuals referred to a CT811 unit through the Coordinated Access Network (CAN). In order to provide evidence of the CT811 program participation and commitment, an applicant must sign an ARAC (Agreement to Enter into a Section 811 Rental Assistance Contract) with the Department of Housing (DOH). An MOU with a qualified service provider and a satisfactory supportive service plan are still required in order to achieve points for supportive housing. The list of qualified service providers may be found in the 2017 [Supportive Housing Guideline](#). To participate in the CT811 program and enter into an ARAC, applicants are advised to contact Michael Santoro, DOH, at [Michael.santoro@ct.gov](mailto:Michael.santoro@ct.gov).

**Q10. Will the Supportive Housing units also qualify as 25% AMI units for points in both categories?**

**A10.** Units set at 25% of AMI that also provide supportive services can satisfy the points requirements for both categories.

**Q11. For underwriting purposes, please confirm that Supportive Housing units may be budgeted at 25% AMI rents where there are no subsidies such as 811 vouchers (vs. a \$0 rent/\$0 income assumption).**

**A11.** Refer to Section 8.a. of page 5 of the [CHFA Supportive Housing Guideline](#): Since homeless people generally have little or no income, units set aside for supportive housing should be affordable to households with less than 25% AMI. This can be achieved through rental subsidies through a local

housing authority or other subsidy provider, internal subsidies from cash flow on units which yield higher income, capitalized operating reserves, federal or state rental assistance, or any other sustainable means.

**Q12. With regard to QAP section 2. “Financial Efficiency & Sustainability” item e. “High Performance Building Design”, it appears that the 2017 QAP lists ASHRAE 90.1-2007 as the standard, whereas the consolidated application and CHFA Design, Construction & Sustainability Standards reference ASHRAE 90.1-2010. Please clarify which requirements are applicable.**

**A12.** The Standards and the ConApp were updated for 2017 to reference ASHRAE 90.1-2010 to reflect code and ENERGY STAR program changes. All proposed developments must meet or exceed the requirements outlined in the CHFA Design, Construction & Sustainability Standards. For the purposes of the ConApp, the proposed design must be compared to ASHRAE 90.1-2010 Standards. For points consideration for “Financial Efficiency & Sustainability” item e. “High Performance Building Design”, a separate letter or report from the energy consultant or mechanical engineer verifying energy cost savings  $\geq 23\%$  over ASHRAE 90.1-2007 Standards may also be provided.

**Q13. If an application were to include both new construction and rehab of existing buildings, how might points for “Sustainable Design: Passive House” and “Sustainable Design: High-Performance Building” be awarded?**

**A13.** If an application includes a mix of new construction and rehab work, and/or a mix of dwelling units under the Passive House Design and High-performance Building Envelope categories, partial points may be awarded based upon the applicable percentage of units in each construction type and/or design category. For example, if less than 100% of the units proposed in a development application were proposed to be new, qualifying Passive House Design units, 1 point would be awarded if  $\leq 33\%$  of the units were Passive House units, 2 points for  $\geq 34\%$  but  $\leq 66\%$  new Passive House units, and 3 points for  $\geq 67\%$  but  $\leq 100\%$  new Passive House units. Similarly, if less than 100% units proposed in a development application were qualifying High-performance Building Design units, 1 point would be awarded if  $\leq 50\%$  of the units were High-performance Building Design units, and 2 points for  $\geq 51\%$  but  $\leq 100\%$  qualifying High-performance Building Design units.

**Q14. On the CHFA & DOH Consolidated Application Form, Section 4.1d includes a link to the HUD QCT Map for 2014-2015. Is this the correct QCT map to use?**

**A14.** No, the 2017-2018 HUD QCT map should be used to determine if the development is in a Qualified Census Tract. This can be found at [https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html).