



**HOME INVESTMENT PARTNERSHIPS PROGRAM
HOUSING DEVELOPMENT & COMMUNITY HOUSING DEVELOPMENT
ORGANIZATION (CHDO) RFP HCDHOUSINGDEV&CHDO QUESTIONS
03/28/16**

In reviewing the CHDO application, we had three questions that we hoped you could assist us with. All of these relate to the evaluation criteria outlined in the Powerpoint presentation. Thank you in advance for your assistance.

Question 1:

20% of the points are awarded for readiness to proceed. Slide 12 outlines “shovel ready”. Is site control a must to be awarded these points? Will partial points be awarded without site control?

- Note: Our Agency has not identified homes for acquisition at this time; individual homes will be submitted to Fulton County for approval prior to acquisition. Our policy is to acquire and quickly rehabilitate and sell these homes in order to minimize carrying costs. We are reluctant to acquire assets without the assurance that rehabilitation funding has also been secured, and we believe that this strategy is a responsible approach to neighborhood revitalization.

FULTON COUNTY HOME REPLY

Under this RFP, with respect to the shovel ready project, an award may be provided only to an organization that has site control evidenced by a deed, a sales contract, an option contract to acquire the property and/or a preliminary financial commitment. The organization must also demonstrate the capacity to move forward once funding is received. This advance work creates a site where work can begin rapidly, once a prospective business decides to develop there. Upon receipt of the application, the selection committee will review all pertinent submitted information and make a determination of the points associated with this particular category.

Question 2:

Can you better define promoting “homeownership opportunities for individuals and families that have barriers to affordability?” What barriers has Fulton identified previously that needs addressing? Are there specific types of projects that Fulton Co. has identified as most needed?

- Note: Our Board of Directors made a strategic move to focus on re-stabilizing neighborhoods severely impacted by vacant, foreclosed homes.

FULTON COUNTY HOME REPLY

Fulton County’s 5-year Consolidated Plan for FY 2010-2014 primarily identifies and addresses HUD’s priority goals: decent housing, suitable living environment and providing economic opportunity. Please review the following sections: Housing Market Analysis, Specific Housing Objectives for the County’s response which describes the significant characteristics of the

housing market in terms of supply, demand, condition, cost of housing; the housing stock available to serve persons with disabilities; the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period. The document is located on the County's website located at <http://www.fultoncountygga.gov/fchhs-divisions-and-programs/housing-and-community-development>. The plan is located under Fulton County Performance Reports. Also, a draft of the 2015-2019 plan is available.

Additionally, please review the Count's Analysis of Impediments to Fair Housing Choice (AI) document, which is attached. The document is to provide any fair housing problems that exist and the strategies designed to mitigate and/or eliminate the impediments to fair housing choice. This document also examines the effects of the County's practices on the affordability, availability and accessibility of housing; provides as assessment of how conditions affect fair housing choice. This AI also serves as a basis for fair housing planning, provides essential information to policy makers, housing providers, lenders and fair housing advocates and assists in building public support for fair housing efforts. Impediments to fair housing are any actions, omissions, or decisions that are taken which restrict housing choices for individuals or families.

Question 3:

Can you provide some examples of Innovative Energy Efficiency?

FULTON COUNTY HOME REPLY:

Energy costs impact the long-term affordability of HOME-assisted housing. HUD has taken a number of actions to encourage the use of energy-efficient and environmentally friendly (Green) designs and conservation measures in the development of HOME-assisted housing.

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