



**HOME INVESTMENT PARTNERSHIPS PROGRAM
HOUSING DEVELOPMENT & COMMUNITY HOUSING DEVELOPMENT
ORGANIZATION (CHDO) RFP HCDHOUSINGDEV&CHDO QUESTIONS
03/15/16**

Question 1:

Is the project eligible for Section 8 housing or Workforce Housing?

FULTON COUNTY HOME REPLY:

Fulton County Department of Housing and Community Development is seeking proposals for eligible activities include the following:

- Acquisition/rehabilitation of homebuyer properties
- New construction of homebuyer properties
- Direct financial assistance (i.e. housing counseling/down payment and closing costs) to purchasers of HOME-assisted homebuyer housing owned, sponsored or developed with HOME funds
- Acquisition/rehabilitation/rental of small multi-family properties (Up to Twenty-four (24) Units)
- Acquisition/rehabilitation/rental of single family properties

The properties may be scattered site single-family homes or existing multi-unit properties (up to twenty-four {24} units). Occupants of these properties rented or sold must be for to income-eligible renters or homebuyers who can qualify under the program guidelines. This would include what is typically referred to as Workforce Housing including ownership of single or multi-family homes, as well as occupation of rental units. The HOME program mandates that the Housing is affordable for households with earned income that is insufficient to secure quality housing and may be in reasonable proximity to the workplace. The targeted group cannot not exceed 80% of Area Median Income (AMI). HOME regulations do not allow Housing Choice/Section 8 voucher holders discrimination thereby the unit(s) may be rented or sold to eligible income clients.

Question 2:

What is meant by supportive services? #10 on page 5

FULTON COUNTY HOME REPLY:

#10 reads: Supportive Services Information: Provide a description of services and rationale for service selection, how services will be provided, service provider and financing;

Supportive services can be integral to maintaining the housing, the tenant the financial and economic security, the contribution to the family and neighborhoods, and the growth opportunities to return to a valued life situation. Supportive services also should assist in increasing their skills and gain more control over the decisions that affect their lives.

Question 3:

When applying for HOME funds, why is it necessary to secure private funding?

FULTON COUNTY HOME REPLY:

The HOME Program is flexible and allows Fulton County to decide how best to use scarce HOME funds to meet their most urgent affordable housing needs. In recent years, reductions in federal subsidies were made and HOME program has been included in these federal cuts.

HOME frequently provides critical gap financing to make affordable rental housing funded with Low Income Housing Tax Credits or other federal, state, or local housing projects feasible and allows the housing produced to reach even lower income populations. The program finances innovative programs and projects, including new construction, rehabilitation, down payment assistance, and rental assistance—all targeted to low-income families.

The HOME Program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.

Question 4:

When acquiring (1) single-family unit, is it necessary to provide information on asset management?

FULTON COUNTY HOME REPLY:

Asset management plays a major role in preserving and maintaining affordable housing for rental units. If one SF unit is acquired and used for rental activity then the Agency would have to decide how to manage the day to day operations.

Question 5:

Should the Strategic Plan include information on the Project itself or the company?

FULTON COUNTY HOME REPLY:

The Strategic Plan should include but not limited to the description and location of each activity, the entity responsible for implementation of each activity, the time frame, cost, and other relevant information related to the project to assess the demand and supply of the housing and tests whether this type of housing that your Agency is seeking will meet certain financial goals in the market.