

Baltimore City Department of Housing and Community Development

Affordable Housing Trust Fund

Notice of Funding Availability – Community Land Trust Single Family Homeownership

Pre-Proposal Conference Q&A

Friday, September 24, 2021

1. Can an applicant have multiple applications that may equal up to the max amount?

Answer: Yes, an applicant can apply for multiple projects up to \$750k per project.

2. Is there an opportunity for an LLC developer to partner with a CLT?

Answer: Yes, our focus is to give the funds to community land trusts but having a partner is acceptable as long as it's for the CLT.

3. Are grounded solutions still a consultant for DHCD and will they be conducting post applications interviews like last round

Answer: Yes, Grounded Solutions will assist us in a similar role as provided in the last NOFA round.

4. Can we get bonus points for getting 30 AMI and below for this homeownership CLT will co-op housing be considered homeownership for purposes of this NOFA.

Answer: Yes, co-op housing is eligible. Yes, getting units below 30% AMI can increase your bonus points, as noted in the NOFA.

5. If at the time of the award the applicant has completed work on a property included in the application can that property be swapped for a comparable?

Answer: Project amendment requests will be reviewed on a case-by-case basis and approved at the department's discretion.

6. What steps have been taking to fasting the process to releasing funds?

Answer: We are working to clarify and digitize the process. Also, we have informational events like the pre-proposal conference to help inform applicants what we are looking for to reduce confusion and increase applicant effectiveness. We have also determined that providing an orientation to awardees post-award may be helpful. We will incorporate this into our process as we move forward.

7. Is this presentation on the website?

Answer: It's on Facebook.
https://www.facebook.com/pg/bmoredhcd/videos/?ref=page_internal

8. Have you all had any discussions about having information sessions with applicants pre-awarding to make the post award process more quickly?

Answer: We attempt to do this through pre-proposal conferences and open question periods where we respond to written questions presented on an open NOFA. We have also determined that providing an orientation to awardees post-award may be helpful. We will incorporate this into our process as we move forward.

9. What area in first NOFA has been changed in the second NOFA?

Answer: The bonus point availability for projects with more units at and below 30% AMI are different from the first NOFA. Also, the amount of NOFA funds available have increased since the last NOFA round.

10. Where can we find the specific sale prices for 30 to 50 % AMI and where can we find specific buyer income levels?

Answer: The U.S. Department of Housing and Urban Development (HUD) should have info on the home limits. The AMI income limits are on page 4 of the NOFA.

11. Are rental units excluded from this NOFA?

Answer: Yes, this is only for Homeownership.

12. Can I clarify if any CLT's have questions during the application process where we can send questions and what is the committed time to the response.

Answer: Submit questions to John.Mobley@baltimorecity.gov

13. Who is involved in the review panel for applications?

Answer: The review panel is anonymous, but it will be comprised of Baltimore City DHCD employees from various departments.

14. What is the total money being allocated for this CLT NOFA?

Answer: 4 million dollars

15. If your CLT has been registered and recognized by other states and you are waiting for IRS determination, what can you do if you don't have that status prior to the deadline for the NOFA?

Answer: We will review it and ask for a timeline for approval, but this will not stop you from applying.