**Developer Incentive Program Public Comment Responses**

1. **Who will monitor the developers and make sure they are using the correct zip code in which they are working?**

*Response:*

*DHCD will have a dedicated Grant Administrator who will review all applications and confirm the address is in an Impact Investment Area.*

1. **How do I apply for the program?**

*Response:*

*Once the NOFA is launched you will apply using Neighborly Software. The link to Neighborly will be provided via DHCD’s website once the application officially launched.*

1. **I like to know how to qualify for the funds. I want to be able to provide affordable housing.**

*Response:*

*The application will provide all requirements and qualifications.*

1. **Does this program apply to homeowners or strictly a developer or business entity, as well a private homeowner seeking help with?**

*Response:*

*We will allow individual homeowners, developers, and business entities to apply for the program.*

1. **The program MUST support small organizations grossing under $300,000 a year. Priority must go to Baltimore City residents!**

*Response:*

*Program is open to organizations to all organizations regardless of size.*

1. **A specific portion of the funding should be ear marked for individual homeowners have a chance to apply.**

*Response:*

*The purpose of the program is to provide appraisal gap funding for projects intended for homeownership. Individual homeowners can apply for the program.*

1. **Award should be given to developers before buyer shows income. If not, lender may not lend to developers in the first place.**

*Response:*

*Seller will be required to show proof that the home was sold to a qualified buyer whose income does not exceed program income limits.*

1. **Strongly suggest adding language that requires documentation of eventual sale price, and documentation of use as primary residence.**

*Response:*

*DHCD will review all final home sale prices. If sale price is higher than appraisal value, DHCD will work with the seller to determine the next course of action.*

*Homebuyers will be required to sign an affidavit at purchase attesting to their intent to occupy the home themselves for 5 years after purchase. The owner-occupancy requirement is enforceable through penalty of perjury.*

1. **Request to make sure that permit review is done of home before award.**

*Response:*

*All sellers will be required to show a use and occupancy permit before awarding.*

1. **Speed of fund deployment: The appraisal usually comes at the end of a project and the developer often only has days to close.**

*Response:*

*DHCD will work with developers to ensure appraisal gap funds are deployed quickly once all required documentation is provided.*