NOTICE OF FUNDING AVAILABILITY
(NOFA)

AFFORDABLE RENTAL HOUSING
PERMANENT SUPPORTIVE HOUSING
NON-CONGREGATE SHELTER
PROJECTS

ISSUE DATE: November 30, 2021

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A. GENERAL OVERVIEW

The City of Toledo (COT), Department of Housing and Community Development (DHCD) hereby announces the availability of approximately $16,000,000 million of American Rescue Plan Act (ARPA), Home Investment Partnerships Program (HOME) and HOME American Rescue Plan (HOME-ARP) funds to support acquisition, new construction or rehabilitation of affordable rental housing, permanent supportive housing, and non-congregate shelter projects.

<table>
<thead>
<tr>
<th>FUNDING POOL</th>
<th>AVAILABLE FUNDS</th>
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<tbody>
<tr>
<td>ARPA (COT)</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>HOME-ARP</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>HOME</td>
<td>$2,000,000</td>
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<tr>
<td>TOTAL</td>
<td>$16,000,000</td>
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Funds will be awarded to eligible projects located in Qualified Census Tracts (QCT) and COT Neighborhood Revitalization Strategy Areas (NRSAs) that demonstrate a gap in financing, address the COT’s affordable and special populations housing needs, and significantly leverage federal funds with other funding sources.

B. GENERAL INSTRUCTIONS

1. Applications must be submitted online via the Zoom Grants platform. No paper or emailed applications will be accepted.
   https://www.zoomgrants.com/gprop.asp?donorid=2216&limited=3824

2. The proposed schedule for this Notice of Funding Availability (NOFA) is:
   - Application Workshop: December 15, 2021 at 11:00 a.m. (EST).
     https://toledo-oh-gov.zoom.us/j/85703130104
   - Clarifying questions deadline: December 17, 2021.
   - Applications due in Zoom Grants: January 25, 2022 at 4:45pm.
   - Final Commitment: TBD-Pending Securing of all Funding Sources

3. Each project proposal will be evaluated and ranked by the DHCD Loan Review Committee.

4. DHCD, in its sole discretion, reserves the right to modify the above dates; suspend, amend, or modify the provisions of this NOFA, to waive selected requirements or limitations herein, to reject all proposals, to negotiate modifications of proposal, or to award less than the full amount of the funding available; all in its sole discretion.
C. PROPOSAL SUBMITTAL REQUIREMENTS

1. Project description including location, proposed development (including number of units), unit types, target population, supportive services and extent to which the project will include community involvement partnerships.

2. For consideration for HOME-ARP funding, specify if the project will serve one or more of the following populations:
   - Individuals and families experiencing homelessness.
   - Individuals and families at-risk of homelessness.
   - Individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
   - Other populations for whom supportive services or assistance would prevent homelessness or serve those with the greatest risk of housing instability.

3. Description of how the project addresses the housing needs highlighted in the City of Toledo Comprehensive Housing Strategy and 10 Year Plan. 

4. Evidence of site control.

5. Map showing project location (QCT and East Toledo, Junction, Englewood or Old South End Neighborhood Revitalization Strategy Areas (NRSAs)).

6. Evidence of community review and land use approvals.

7. Narrative of development team experience including similar projects.

8. Project timeline.

9. Income targeting (30%, 50% 60% AMI and number of units for each target).

10. OHFA Affordable Housing Finance Application (AHFA) if applying for bonds/LIHTCs.

11. Sources and Uses and 10-year Performa if not applying for bonds/LIHTCs.

12. Market Study.

13. Project Design (preliminary site plan, floor plans renderings, etc.).

14. Evidence of terms and status of all funding commitments.

15. Description of developer equity including percent of deferred developer fee.

16. Physical needs assessments by independent third party for rehabilitation/adaptive reuse projects.

17. Supportive Services/Tenant Services Plan.

18. Project ownership structure.

19. MBE/WBE participation plan for ownership/design/construction and management.

20. Section 3 Plan. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.
D. EVALUATION CRITERIA

Evaluation criteria listed in descending order of importance:

First: **Project information (40%)**: Household income targeting, population targeting, area targeting, specific housing needs addressed, and readiness to proceed (ability to close loans and start rehabilitation/ construction within 12 months of commitment of NOFA funds).

*Preference: Units at 30%-50% AMI Rent Restriction, projects located in NRSA, projects with 40 or more units, evidence of site control, zoning approval.*

Second: **Financial feasibility (35%)**: Projects will be underwritten to determine financial feasibility (leveraging of public funds, total development costs, commitment of funding sources, percent of deferred developer fee, ability to NOFA funds from cash flow). Cost reasonableness will be determined by comparing project costs to similar developments in the City of Toledo from current and/or previous years, as determined by construction type, population served, and area. Total development costs will be evaluated on a per-unit and per-square foot basis.

*Preference: Projects with funding gaps under 10% of total development costs, deferred developer fee of 25% or greater, per unit subsidy not to exceed maximums published annually by HUD.*

Third: **Applicant experience (20%)**: Developer, owner, and property management experience demonstrating successful construction, acquisition and rehabilitation, and management of affordable housing, permanent supportive housing and non-congregate shelter projects.

*Preference: Experience of 10+ years.*

Fourth: **Other (5%)**: Collaboration, site amenities, innovation, MBE/WBE involvement.

*Preference: Community partnerships for supportive/tenant services, Energy efficiency/Green features, City of Toledo minimum 21% MBE/WBE involvement.*

E. KEY CONDITIONS

1. Final approved NOFA funding amounts will be based on validation of construction costs and final funding commitments.
2. Each application will be evaluated for each funding pool and may be funded from a specific pool or a combination of ARPA, HOME-ARP or HOME.
3. Time is of the essence to commit and expend NOFA funds. Upon approval of a NOFA funding commitment, funds will be reserved for the project for maximum of 12 months, but may be withdrawn earlier if satisfactory progress is not demonstrated. COT DHCD reserves the right to reallocate NOFA funds from one approved project to another or to new activities, or to cancel NOFA funds reservations at its discretion if a project is not proceeding satisfactorily.
4. NOFA funding will be closed as a subordinate loan. Interest rate and terms subject to negotiations.
5. Recipients of NOFA funds will be required to execute a promissory note, deed of trust, regulatory agreement and restrictive covenant for affordable units.
6. Closing to occur concurrently with other funding sources.
7. NOFA funds will be disbursed in each draw as a prorated share equal to percent of NOFA funding in development budget.
8. ARPA funded units, determined by the percent of ARPA funds in the total development budget, must remain affordable to targeted AMI households, for a minimum of fifteen (15) years. Monitoring to occur annually.
9. HOME and HOME-ARP funded projects must comply with affordability requirements of the HOME Final Rule 24 CFR Part 92.

10. Any person or firm suspended or debarred from participating in City, State, or Federal procurement is ineligible to receive funding.

11. Projects with costs of $100,000 or greater will require a Project Labor Agreement with Northwestern Ohio Building and Construction Trades Council.

F. MAP OF COT QUALIFIED CENSUS TRACTS