

Responses to Questions received for the Transit Oriented Housing Incentive Fund

Updated October 8, 2013

These are the following questions and responses received for the **Transit Oriented Housing Incentive Fund** as of Tuesday, September 24, 2013. Applications for the fund are due on Friday, October 11, 2013.

What is the geographic area covered by the fund?

- As stated in the application, the funding is intended to support the development of affordable housing within the study area of the New York-Connecticut Sustainable Communities Consortium, which includes New York City, the NY counties of Nassau, Suffolk, Westchester, Rockland and Putnam, and parts of the Connecticut counties of Fairfield and New Haven. Please click on the following link to see if your development project falls within the confines of our study area. <http://www.sustainablenyct.org/img/SustainableNYCT-Region-Map-w-Cities-Towns.jpg>

Can funding be used to reimburse developers for money already spent or does the funding need to be applied to activities that take place after the award is administered?

- Funding must be used for pre-development activities that take place after an award is made. It cannot be used to reimburse developers for monies already spent.

Is this a “one-time” process or will there be similar grant opportunities in the future?

- There are no current plans or funding to offer additional grant or loan opportunities. The Transit-Oriented Housing Incentive Fund is capitalized by a HUD grant that expires in April 2014 and which leveraged additional support from the Local Initiatives Support Corporation. If the program is successful, RPA may seek additional funding to support the program.

Do developers, who have previously partnered with Consortium members on other projects, receive any kind of preference when applying?

- No. Developers who have previously partnered with New York and Connecticut Sustainable Communities Consortium members do not receive any kind of preference when applying to the fund.

Can developers apply for pre-development funding for sites in proximity to transit projects that are planned rather than existing?”

- No. Developers can only use the funding for projects that are within walking distance of existing transit as described on page 3 of the application.

Describe the mechanics of grant administration. What will the role be of RPA or other sponsoring agencies-- simply approval of an agreed deliverable at the end of the process, or ongoing participation in internal meetings?

- The contract with selected applicants will include a scope of work with deliverables based on the activities described in the applicant's proposal. RPA and LISC will then process invoices as work is completed and monitor compliance with the terms of the contract, but will not be involved in shaping the program or participating in any internal meetings of the developers or their consultants. Successful applicants will need to submit a brief report documenting completed work within 30 days after completion of the project.

Can funding be used for multiple locations that are within ½ mile of a rail station or ¼ mile of a bus stop or are the funds dedicated for use at only one location?

- Yes, it can be used for multiple locations

Is the funding meant for new projects or can it be used for major rehabilitation projects?

- The project must either “construct or preserve” units affordable to households earning no more than 80% of area median income as described on page 3 of the application.