

NOTICE OF FUNDING AVAILABILITY FY 2022

Housing Blueprint Funds * Tysons Housing Trust Fund * Federal American Rescue Plan Act (ARPA) * Virginia Housing Amazon Impact REACH Funds *

August 12, 2021

Available Funding

Over \$33.7 million available

Funding Source	Available Funds	Description
Housing Blueprint	\$9,995,598	Local Funds
Tysons Housing Trust Fund	\$8,749,622	Local Funds
Federal American Rescue Plan (ARPA)	\$15,000,000	Federal Funds
Virginia Housing Amazon Impact REACH Funds	TBD	State Funds
Total	\$33,745,220	

Application Process

- Multifamily projects (five or more units) apply via the [Fairfax County Department of Housing and Community Development \(HCD\) website](#)
- [FCRHA Funding Guidelines \(Loan Adjustment and Financing Policy\)](#)
- Applications accepted on a rolling basis through June 30, 2022, or until all funding committed for Fiscal Year 2022.
- *For projects applying for 9% Low Income Housing Tax Credits (LIHTC) in March 2022, applications must be received by 4:00 p.m. on October 1, 2021 in order to ensure timely awards.*
- *Virginia Housing Amazon Impact REACH applications must be submitted separately to FCRHA by 4:00pm September 10, 2021 for consideration.*

Application Process Contd.

- HCD staff will send an e-mail within 48 hours to the applicant to confirm submission receipt.
- Applications requesting funds will be reviewed by the Selection Advisory Committee (SAC).
- The SAC will make a recommendation to the FCRHA and Fairfax County Board of Supervisors as to which project(s), if any, to fund.
- Projects recommended to receive REACH Funds will be provided to Virginia Housing for evaluation, subject to funding availability.

Appropriate Uses for Funds

Income targeting goals for the different funds are as follows:

	Blueprint	Tysons HTF	ARPA	Virginia Housing
Income Targeting	60% AMI or below with LIHTC income averaging considered			TBD

- Projects should comply with VHDA Total Development Cost/Unit guidelines.
- Strong Preference for FCRHA Bonds in 4% LIHTC deals.
- REACH Funds may be used with 9% or 4% LIHTC and must use permanent financing from Virginia Housing (subject to funding availability).

Maximum Funding Limit

- HCD staff will evaluate funding requested per unit based on population served and reasonableness of projections.
- Desire to maximize efficiency of local, federal, and state funds awarded through this NOFA.
- Funds awarded through the NOFA should leverage other sources of funding.
 - 4:1 leveraging of non-county resources encouraged for applications in this funding round

Highlights for FY 2022

- In addition to the three funding pools included in the FY 2021 NOFA, the FY 2022 also includes \$15M in Federal ARPA Funds.
- Applications will continue to be accepted on a rolling basis (with exception of the REACH funds).
- Projects proposing to use LIHTC are permitted to employ Income Averaging.
- FCRHA may consider disbursing up to 50% of local funds after the achievement of 50% construction completion.

Other Highlights

The following **minimum threshold criteria** must be met:

- Signed and completed application.
- Evidence of notification to Magisterial District Supervisor.
- Zoning approval, as defined in the NOFA.
- Evidence of site control, as defined in the NOFA.
- All mandatory attachments as shown in the application.
- Any person or firm suspended or debarred from participating in County, State, or Federal procurement is not eligible to receive funding.

Other Highlights *Continued*

Federal American Rescue Plan Act (ARPA) Funds:

- The Board of Supervisors has preliminarily identified \$15 million in ARPA funds for this purpose.
- Further guidance relative to the geographic areas where ARPA funds can be deployed is in development.
- We will provide any further details via the NOFA website as soon as they are available.

Other Highlights *Continued*

- **Soil Map Confirmation or Physical Needs Assessment (PNA):**
 - All new construction must verify the soils utilizing the Fairfax County Soil Map Tool and include a printout of the map.
 - HCD Staff, at its own discretion, may hire a third-party firm, at the expense of the borrower, to provide a PNA to verify proposed rehab scope of work is sufficient.
- **FCRHA Purchase of Land:**
 - An applicant may propose an option for the FCRHA to acquire the land as part of the project's overall structure.
 - Evaluated based on the feasibility of the land purchase, as well as the scale, affordability and public benefit offered by the proposed development.

Other Highlights *Continued*

- **Affordability Restrictions:**

- FCRHA, at its own discretion, may require the affordability requirements of the Housing Blueprint Funds to be recorded in covenants that are senior to all financing in projects that do not include LIHTCs or any other federal financing with affordability restrictions.

- **Equity Contribution:**

- Preference will be given to projects that include cash equity from the owner/sponsor/parent company (excluding deferred developer fee or third-party grants flowing through the owner/sponsor/parent company) as a source of funds.

Other Highlights *Continued*

Housing Blueprint and Tysons Housing Trust Fund

- Preference will be given to projects with at least 50% of developer's fee as deferred.
- Housing Blueprint Funds and Tysons Housing Trust Funds will be given in the form of a loan, not a grant.
- The project must appraise under the scope of the proposed financing structure and should demonstrate sufficient collateral for the Housing Blueprint Loan and/or Tysons Housing Trust Loan on a restricted-rent basis or with a Forced Liquidation Decontrol Value.

Other Highlights *Continued*

- Debt coverage with a minimum Debt Service Coverage (DSC) of 1.15.
 - The FCRHA, at its own discretion, may accept a lower DSC provided it is accepted by the first mortgage lender and/or equity provider and is in conformance with the [FCRHA Funding Guidelines \(Loan Adjustment and Financing Policy\)](#).
- The Loan To Value Ratio (LTV) shall not exceed 100%, including all debt.

Other Highlights *Continued*

Amazon Impact REACH

- Individual awards limited to \$3,750,000 for proposals up to 299 units; \$5,000,000 for proposals of 300 units or more.
- There is no specific allocation per jurisdiction and no limit on number of awards per jurisdiction.
- REACH funds may be awarded as a loan or grant from Virginia Housing, subject to Virginia Housing's approval and discretion.
- More details of the program can be found on the [Fairfax County NOFA website](#).

Thank you

Contact Information

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