

Barnes Fund for Affordable Housing Q & A

September 2016

1. Is there a threshold requirement? No.
2. What is the total amount of points an applicant can receive? 130 total points, which include 30 bonus points.
3. What are the maximum sales price/income limits/rents? This information is provided in the application and available online.
4. Can the handouts be sent out to everyone who signed in? Yes
5. Will the questions also be provided? Yes with answers.
6. Does the threshold of 70 points include 30 bonus points? No, the threshold is 70 points before the 30 points are applied.
7. For existing Barnes' awardees, do the projects have to be complete? No.
8. If using a different pro forma than the one provided in the application, can it be submitted in person? No, the pro forma provided should be submitted.
9. When will the process be complete?
After the November 14th deadline, staff will review the applications for completeness and set up meetings for the review committee. The review committee will provide their recommendations to the Metro Housing Trust Fund Commission and then on to Metro Council for approval. The expected completion of this round is late winter.
10. Will there be one lump sum payment of the requested amount? No, funding is provided on a reimbursement basis.
11. Is there a cure period to provide missing information or clarification? Yes.
12. Is there a minimum or maximum amount threshold? No.
13. How will 12.5% reimbursement be assessed with a project where a large portion of the project will be used at the beginning of the project for acquisition? You will need to provide this information in your proposal and make sure it is clear what the funding will be used for initially and throughout the construction of the project. The grant agreement will specify the uses and allocation of the funding.
14. Can you explain the scoring and the bonus points? The minimum threshold for consideration is 70 points. Bonus points are available after the 70 point threshold is met.
15. How quickly do the draw requests turn around? The draw requests are processed fairly quickly with Metro.
16. Is there a separate application for homeowner rehab? For the homeowner rehab units, what is the affordability period? The policies and procedures document currently requires a 20 year affordability period for homeowner units. Staff is currently reviewing this requirement for homeowner rehab activities.
17. Does the Barnes Fund allow for mixed income projects? Mixed income developments are encouraged by the Metro Housing Trust Fund Commission, however, only residential units with the income threshold of 80% area median income will be considered for funding.
18. Are there differences in income limits for rental and homeowner? No. There are certain assumptions built into the Maximum Sales Prices of the units.

19. Does the nonprofit have to have a property management arm? No, however, your proposal should mention who the property management company is and the costs associated with maintaining its affordability.
20. Do you have a utility allowances document? The staff typically uses the [Section 8 utility allowances](#) for review.
21. Can funds be used for support staff? Developers' fees can provide funding for support staff and programming and this year, the Metro Housing Trust Fund Commission added a category for nonprofit capacity building that allows for organizational support.
22. Can you explain the underlying project and administrative support/organizational support? Will that affect the eligibility of the project? The funding for organizational support is for instances where a nonprofit is wanting to expand a housing program and it requires a consultant to assist in their efforts, then that is a reasonable request. Another example is if a nonprofit organization hired an architect to provide them with various building design layouts for an innovative approach for developing single-room occupancies (SROs).
23. Is funding available for group homes—those with disabilities and support staff? Yes.
24. Can nonprofit organizations partner with other nonprofit organizations or for-profit developers? Yes.
25. Is funding available for single-room occupancies (SROs)? Yes.
26. Do you have a list of recommended developers to assist nonprofits with proposals? No, not at this time.
27. Can a nonprofit developer apply for the lots separately from the Barnes funding? No.
28. When is the award date? To be determined, most likely mid-to late Winter.
29. What are the scoring criteria? The scoring criteria are available in the applications.
30. Will you provide notes from the Pre-Application meeting? Yes, the questions/answers are within the application.
31. Do you have previous award information? Yes, the previous awards of Round 1 and 2 are available in the [Metro Housing Trust Fund Commission's Policies & Procedures](#) (page 3).
32. Are there points for match and leverage? Yes.
33. Several of the properties are eligible for duplexes. Can the other listed lots be developed as duplex units? The nonprofit organization ultimately has to perform due diligence efforts on these lots. If it is not listed as eligible for duplex units, please contact the Metro Planning Department to see what the potential development options are for that particular parcel. Metro Planning Department's number is 615.862.7190.
34. When calculating rent for an existing single family home that is being converted to an SRO/efficiency unit do we use the rent for the number of bedrooms or the number of leases? Use the rent for the number of leases for the building.