

Frequently Asked Questions as of March 25, 2016

Q: In the Hope VI Main Street Grant, does the Developer Agreement need to be fully executed to get the points or can we have one ready for execution that defines all the parameters?

A: Per Rating Factor 3, Section V.A.2.(2)(a) and (b) of the NOFA, there are differing numbers of points for different levels of Developer readiness.

Excerpt from Section V.A.2.(2)(a): The applicant would receive 10 points if the application includes documentation that the applicant "...has a contract with, or has published a procurement solicitation to obtain, a Developer,...".

Excerpt from Section V.A.2.(2)(b): The applicant would receive 5 points if the application includes documentation that the applicant "...has begun discussions with Developers,... with the intention of publishing a solicitation to obtain their services, but does not have a contract in place and has not published a solicitation to obtain these services."

Excerpt from Section V.A.2.(2)(c): The applicant "...will receive 0 points if the application does not include documentation..." for Sections (a) or (b) above.

The definition of Developer in the NOFA includes "... "other development manager" services, e.g., Project Manager, Private Property Owner (if the owner is going to retain ownership of the Project), managing Architect, Construction Manager, design/build construction contractor or housing intermediary, e.g., Community Development Corporation."

In order for the applicant to receive 10 points the either of the documents stated in subsection (a) must already be in existence at the time of application submission. If one of them is not in existence as of application submission, the applicant would not be able to receive 10 points. The applicant would be able to receive 5 points provided that the applicant has contacted developers in the preparation of a developer solicitation. The applicant would not receive any points if it has not yet started the search for a developer.

Application documentation may include, but are not limited to, the following: To receive 10 points, the application might include a copy of the developer solicitation or agreement, or the contract with the existing city Architect that will manage the project, or the cover page and signature page of those documents, or a copy of a Public Notice or other document referencing the published solicitation. To demonstrate that discussions have occurred, the application might include records showing contacts made during Market Research in preparation of solicitation production, or written communications with developers (letters, emails, etc.), or minutes of meetings that refer to those discussions.