



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

ADDENDUM #3 to Public Housing Notice 2015-29

To: All Local Housing Authority Executive Directors and other Interested Parties

From: Sarah Glassman, Associate Director, Division of Public Housing & Rental Assistance

Subject: **ADDENDUM #3 - New Mixed-Income Community Demonstration Program**

Date: March 14, 2016

NOTICE OF FUNDING AVAILABILITY (NOFA) - ADDENDUM #3

STATE-AIDED PUBLIC HOUSING MIXED-INCOME COMMUNITY DEMONSTRATION

- 1. DHCD has issued one document pursuant to this Addendum #3:**
 - a. Responses to additional questions received since the issuance of Addendum #2 (see attachment).
- 2. PLEASE NOTE: THE DOCUMENT LISTED ABOVE, AS WELL AS ALL FUTURE ADDENDA TO THIS NOFA AND RELATED DOCUMENTS WILL BE POSTED ON DHCD'S WEBSITE BELOW THE ORIGINAL PUBLIC HOUSING NOTICE #2015-29, which can be found here: <http://www.mass.gov/hed/housing/ph-manage/public-housing-administration-notices.html>**
- 3. Email notification of the posting on DHCD's website of any new addenda to this NOFA will only be sent to housing authorities, developers, and any other interested parties who request to be placed on a NOFA contact list and who provide their name, address, email and phone contact information to Paul McPartland, DHCD Asset Management Coordinator, at paul.mcpartland@state.ma.us**

Mixed Income NOFA – Addendum #3
Responses to Bidder’s Questions Received after 1/26/16

1. **Q:** Has DHCD put out any additional guidance on the meaning of “a significant proportion of market-rate units”? We’re trying to decide which of our properties qualify, and wondering whether “market-rate” units would encompass workforce units with very high income limits (120% AMI).

A: Given the goal of this program to create new market units with rents high enough to generate surplus income that can assist in supporting the public housing units, we are primarily interested in a developer’s experience with developments that have market units that are not restricted by the income level of occupants, but you should feel free to reference any units designed to serve households earning in excess of 100% AMI. The greater the ability of the non-affordable units to not only support their own development and operating costs, but also cross-subsidize the affordable units, the better they will demonstrate the developer’s experience with past projects that meet this program goal.

2. **Q:** Similarly, has DHCD put out any numbers spelling out what it considers to be on the addition of “a significant proportion” of proposed market-rate units to a proposed state public housing sites?

A: No, DHCD does not intend to further define the phrase “a significant proportion”. As previously noted, the scoring rubric provides a higher score for projects that will generate higher levels of cross-subsidization.

3. **Q:** In the RFP seeking a developer, can we identify two sites for consideration or only one?

A: You may propose the consideration of more than one state public housing development in your RFP for developer/partners, and your joint response to the Mixed Income NOFA with the selected developer may include separate applications for one or more of these developments, or a single applications for two or more of these developments.