

**PROJECT CONNECT ANTI-DISPLACEMENT INITIATIVES  
NOTICE OF FUNDING AVAILABILITY (NOFA)  
CLARIFICATION # 1 - QUESTIONS AND ANSWERS**

*This Clarification and Addendum # 1 changes the original Notice of Funding Availability (NOFA) Documents, dated April 11, 2022. The following clarifications are a summation of the questions received by Austin Housing Finance Corporation (AHFC) as of May 17, 2022 with relevant responses. Addendum # 1 replaces the original NOFA and changes are highlighted in yellow within the revised document.*

## **Logistics**

### **QUESTION # 1: Can the deadline be extended?**

**ANSWER:** Yes. After hearing from several potential applicants that they would benefit from additional time to complete applications and form partnerships we have decided to extend the deadline. You will see in the NOFA Addendum #1 that the deadline has been extended to June 27<sup>th</sup>.

### **QUESTION # 2: Where do we find additional information about this NOFA opportunity? What's the download URL for the NOFA?**

**ANSWER:** For the direct link to download the NOFA Addendum #1, please visit:  
[https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/PC\\_Anti-Displacement%20Funds\\_NOFA\\_Addendum1.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/PC_Anti-Displacement%20Funds_NOFA_Addendum1.pdf)

For additional information, please visit: <https://www.austintexas.gov/communityinnovation>

### **QUESTION # 3: When is the deadline to ask question regarding the NOFA?**

**ANSWER:** You will see in the NOFA Addendum #1 that the deadline to submit questions has been extended to June 10, 2022.

### **QUESTION # 4: Who should we contact for questions related to this NOFA?**

**ANSWER:** The Points of Contact for this NOFA are Ursula Henderson @ [Ursula.Henderson@austintexas.gov](mailto:Ursula.Henderson@austintexas.gov) or Alan Fish @ [Alan.Fish@austintexas.gov](mailto:Alan.Fish@austintexas.gov)

### **QUESTION # 5: Are there any training meeting(s) available in-person or virtual? Will they be recorded?**

**ANSWER:** There was one (1) virtual pre-submittal meeting which was recorded and made available on the Anti-Displacement web page: <https://www.austintexas.gov/communityinnovation>

To date, we have held (4) technical assistance workshops; two (2) in-person, two (2) virtual. You will see in the NOFA Addendum #1 that we have **added two (2) additional virtual workshops**

1. June 3, 2022: 11:00 – 12:00pm: Zoom
2. June 10, 2022: 11:00 – 12:00pm: Zoom

To attend these additional workshops, please [register here](#).

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**QUESTION # 6:** What does the technical assistance entail? How often is common to meet for technical assistance?

**ANSWER:** The technical assistance sessions focus on clarifying, answering, and directing participants to sections of the NOFA that address their questions. There is no customary number of technical assistance sessions, but in the case of this NOFA, a total of six (6) sessions are planned.

**QUESTION # 7:** Is there a process where the applicants can ask evaluators or staff exactly what they are looking for and/or help with a specific application?

**ANSWER:** To provide transparency and fairness to all applicants, staff is not offering anything beyond the group technical assistance sessions published in the NOFA. Utilizing the evaluation criteria outlined in the NOFA, applicants can see the criteria the evaluators will be looking for. Links to additional guidance documents and resources have been provided in the NOFA.

**QUESTION # 8:** Can you provide the sign-in sheet for the NOFA Pre-Submittal Meeting? Will a list of potential partners (registered as vendors) be provided to the community to ease cooperative applications?

**ANSWER:** As is standard procedure with pre-submittal meetings, we shared the [Attendee List](#) following the optional pre-submittal meeting held on April 20 and made it available on [our website](#). This list also serves as a place to express interest in partnering with other organizations on Community Initiated Solutions investments. You can add yourself to this list if you're not already on it, and you can also add "yes" to the column labeled "interested in partnerships." This is a resource for organizations to contact one another about working together.

## **Eligibility**

**QUESTION # 9:** Is there a geographic area requirement? What are the geographic areas/communities eligible for this investment? Do you need to live in one of the affected areas?

**ANSWER:** Yes, there is a geographic requirement. As outlined on page 4 of the NOFA, all applications must benefit existing residents who live within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk.

To see dashboard/maps:

<https://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=799dbd68b43a4d9d8c0292befe8c9b34>

**QUESTION # 10:** Do 100% of the people assisted need to be within the geographic areas for anti-displacement? Also, is it acceptable if they are in a "vulnerable" area or do they need to be in an "active" or "chronic" area?

**ANSWER:** The community evaluators will score the applications using the evaluation criteria outlined on page 12-13 of the NOFA, which prioritizes applications that benefit existing residents who live within 1-mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk. This includes "vulnerable areas" shown in yellow on the maps.

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On page 14 of the NOFA Addendum #1 we have added that the final report must include proof that investment beneficiaries are existing residents living within one mile of transit line or station in areas in communities with vulnerable, active, and chronic displacement risk, as evidenced by Project Connect Anti-Displacement [maps and dashboard](#).

**QUESTION # 11: Is there a list of existing and proposed transit stations available?**

**ANSWER:** Yes. See a map of stations on our maps and dashboard here <https://arcg.is/1PerbC>

**QUESTION # 12: Where did the one-mile cap come from when deciding anti-displacement prevention?**

**ANSWER:** The one-mile radius takes into consideration previous research and practices from other cities that had equitable transit-oriented development including Chicago, Denver, LA, Atlanta, and Memphis; those cities had some components of financing for affordable housing, and prioritized property acquisition within 1/2 mile of existing or future rail/bus station(s) (Denver), and the concept of a 20-minute neighborhood. Academic research says the impacts to property values are felt until about 1/2 mile for rail stations. The Catalysts (community members who helped to develop the Equity Tool) provided input that the geography should be wider than a 1/2 mile to account for any additional impacts.

**QUESTION # 13: Does the vendor have to be the nonprofit? Or can the for-profit be the vendor?**

**ANSWER:** As stated on page 7 of the Notice of Funding Availability: Partnerships can be between nonprofits and for-profits, or community-based organizations. This means, for-profit industries can apply for funding and even serve as the lead organization, if it is a partnership with an established 501(c)3 or 501(c)4 non-profit organization. Funds will be distributed to the lead organization as outlined in the terms of the contract.

**QUESTION # 14: Is there any prohibition on a partnership between a local (Austin) community and a non-profit from another locale?**

**ANSWER:** Partnering with local organizations is encouraged to meet the stated evaluation criteria. To further clarify this, on page 7 of the NOFA Addendum #1 we have also expanded the definition of partnerships to include the following sentence: "Partnerships with local organizations are encouraged."

**QUESTION # 15: Can partnerships provide underlying financials for each partner organization?**

**ANSWER:** Underlying financials can be provided for each partner organization as it will help demonstrate the capacity of the partnership. The application must demonstrate how each partner organization will contribute to the goals and outcomes set forth in the proposal.

**QUESTION # 16: How do I register as a City vendor?**

**ANSWER:** Register as a City vendor: <https://www.austintexas.gov/service/register-vendor-city>

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## **Funding Priorities**

**QUESTION # 17: Can funds for this program be used for programs to help people pay their rent, utilities, moving costs, etc. What about moving into one apartment to another?**

**ANSWER:** As stated on page 4 of the NOFA: investments may include eviction prevention, or other programs and services that prevent displacement by stabilizing tenants. The applicant will outline services provided and cost in their proposal. All applications must benefit existing residents who live within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk. We encourage you to read the evaluation criteria, Nothing About Us Without Us report, and additional resources provided in the NOFA before preparing your application.

**QUESTION # 18: Is this funding round only available for housing? Will there be funding available for the displacement of small businesses along the corridors?**

**ANSWER:** All applications are welcomed, and we encourage you to apply detailing how your program will support housing related initiatives that promote economic mobility within the impacted area of Project Connect. The \$300 million dollar investment will be spent over the course of 13 years, we anticipate there will be upcoming community engagement opportunities to set priorities for future rounds of funding.

The purpose for the \$20 million dollars allotted to the Community Initiated Solutions is to reduce residential displacement and create economic mobility opportunities for people most vulnerable to displacement along Project Connect corridors. Applications must benefit existing residents who live within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk.

**QUESTION # 19: For "Other displacement strategies," could you provide more information or examples of what would fall under this funding priority?**

**ANSWER:** For examples and or ideas for other anti-displacement strategies, please review page 11 of the NOFA where you will find a link to the [Community Investment and Wealth-Building Strategies](#) report. Here you will find information on community wealth-building strategies that could benefit populations vulnerable to displacement in areas impacted by Project Connect. The report includes scopes of work for priority strategies that may inform anti-displacement proposals.

**QUESTION # 20: Can we submit multiple applications? Are we able to select more than one Funding Priority as outlined on page 4 of the NOFA?**

**ANSWER:** You may submit multiple applications. There is no limit to the number of applications you submit or teams you can be on. We do ask that you only select one funding priority per application. We anticipate having three community review panels to evaluate funding proposals -- one panel for each of the funding priorities. The reason for selecting a funding priority is to know which panel to send your application to, so you should select the funding priority that most aligns with your application.

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## **Funding Term and Amount**

**QUESTION # 21: What will the funding, contract terms and amounts be for the successful applications? Do you submit a new budget each year?**

**ANSWER:** An applicant may apply for up to three years of funding, understanding that if your application is selected, the initial contract term will be for only the first year. Second and third years are extended based on outcomes, performance, and an updated budget each year. AHFC anticipates awarding up to 15 applications for the \$20,000,000.

**QUESTION # 22: What is the maximum amount an applicant can request?**

AHFC anticipates awarding up to 15 applications for the \$20,000,000. While it is anticipated that this amount will be distributed on a roughly proportionate basis among those selected, there is no maximum amount an applicant can request. Please note the amount of funding requested is not guaranteed.

**QUESTION # 23: What is the minimum amount an applicant can request?**

**ANSWER:** The minimum amount an applicant can request is \$250,000. We have tried to make this clearer by adding supporting text to the online application.

**QUESTION # 24: Can you change your budget mid-year?**

**ANSWER:** Yes, an amendment to the contract will be required.

**QUESTION # 25: Is this contract cost reimbursement or upfront payment?**

**ANSWER:** Currently, if awarded, we plan on distributing funds 20% initially and in increments of 20% thereafter on a quarterly basis as long as the funds requested supports the progress made. This process is still under development, and we will have a more concise method once we are in the contract stage.

**QUESTION # 26: What is the start date for the contract period?**

**ANSWER:** AHFC anticipates initiating contract negotiations in the Fall of 2022.