



NOFO No. 2024-DAPP-1/RH

Applicant Question Responses

NOFO – Section IV

The County's 2023 Affordable Housing Plan envisioned an Affordable Housing Loan Program with interest rates varying from 0-2%, is that an acceptable range for interest rates by Santa Fe County for these funds or are there other parameters in mind?

- *For this NOFO, the County anticipates interest rates varying between 0-3%, with rates that are commensurate with the loan term. Any principal and interest earned on the loan payments will be reinvested in future affordable housing projects, and as such, the County anticipates that loans with shorter terms will carry lower interest rates to incentivize shorter repayment periods.*

What is the County prepared to agree to for the loan term? We want to make sure we are not proposing something that will absolutely be shot down for being too long or too short.

- *The County is open to varying loan terms with interest rates that are commensurate with the term. The County would be willing to accept terms from 1-40 years, but would prefer shorter loan terms, if feasible for the project.*

NOFO – Section VII

If an applicant submits an application package to the County by email, do they also need to mail hard copies?

- *The County will accept hard copy applications or digital applications. An applicant will not be required to submit both.*

What documents is the County expecting to execute for this program; loan agreement, LURA, mortgage?

- *Agreements associated with Developer Assistance Loans would include a: Loan Agreement, Mortgage, Note and LURA.*

Are these loan documents already formed or will they be negotiated from scratch?

- *The County has drafts of these documents, but since much of the language is project specific, they will require time to draft once an applicant is approved for funding by the BCC. However, following approval from the BCC, the County will issue a letter of commitment for the funds, while the agreements are being negotiated and approved.*

If a mortgage is required, will the County be willing/prepared to execute subordination agreements to senior lenders? (Perm mortgage and MFA)

- *The County will require a mortgage and is willing to subordinate to senior lenders.*



NOFO – Section IX

Can more detail be provided around the scoring process? For example, how are the applications compared and what determines the resulting score?

- *The scoring process for Developer Assistance Program Applications submitted pursuant to the NOFO will be consistent with the County’s process for evaluating competitive proposals.*

Each scoring criteria will be broken down into “high,” “mid,” and “low” scoring tiers, with associated point values for each tier. The Developer Assistance Review Committee will come to a consensus on whether each application is in the “high,” “mid,” or “low” tier for each scoring criteria. Following the Committee’s consensus on the tiers, individual members of the Committee will assign a point value for each scoring criteria consistent with the tier. The individual committee members scores will then be totaled to determine the overall application score.

What services are considered “Essential Services” in the extra points section?

- *Essential services would include:*
 - *grocery stores,*
 - *public transportation,*
 - *medical services (hospitals, primary care facilities or urgent cares facilities), and*
 - *schools/child care facilities.*

Any application that can show they are within 2 miles of three or more of these services will receive extra points for this category.

NOFO – Section X

Are there form certifications that the County would like us to use on Items 4, 6, and 9 or would you prefer a self-written certification?

- *Self-written certification executed by an authorizing official for the applicant will suffice.*

For Item 7, are you looking for official proof from outside the applicant’s organization or will a list of projects completed/in-process suffice?

- *A list of affordable housing projects completed or in-process will suffice as verification that the applicant conducts significant activities related to developing affordable housing for persons of low to moderate income.*

For Item 8, will a draft 42m letter from the New Mexico Mortgage Finance Authority (“MFA”) awarding an allocation of 4% LIHTCs within a reasonable period of time from the application date suffice to prove that MFA does not have any unresolved findings with the applicant, or is a letter from MFA specifically addressing that point preferable?

- *The 42m letter will suffice; however, a letter from MFA addressing this point in preferable. Since not all applicants may be able to provide a 42m letter from MFA, a written letter from MFA addressing this point would be consistent for all applicants.*