

NOFA HED.2022.2
Very Low Income Housing Program
(VLIHP)
Technical Assistance Workshop August 19, 2022
Questions and Answers

Question: If a public housing sponsored project that is currently restricted to farm labor tenants is currently only occupied at less than 50% due to the remaining units being uninhabitable, can VLIHP funds be used to rehabilitate the other units?

Answer: No, this would not be an eligible project under the VLIHP because existing public housing projects currently carries affordability requirements. Existing housing is ineligible if it bears affordability requirements of any federal, state or local program.

Question: Is there a limit to the amount of funding that may be requested by one (1) specific project?

Answer: There is no limit to the amount of VLIHP funds that may be requested for one (1) project.

Question: Is the affordability period of fifty (50) years based on the source of funds or is this a requirement that the county has established?

Answer: The fifty (50) year affordability period was established by Palm Beach County.

Question: Please explain the rationale behind the County choosing a fifty (50) year affordability period.

Answer: The intent of the VLIHP is to create housing for the very low-income population of Palm Beach County. To ensure the long term affordability, the County elected a fifty (50) year affordability period for housing units and residential facilities assisted with VLIHP funds.

Question: Our agency has similar projects that have to undergo an annual audit. Will there be audits associated with projects funded under this program?

Answer: Yes, it is envisioned that projects funded under the VLIHP will be monitored on an annual basis.

Question: If an organization paid back the VLIHP funds in full prior to the completion of the fifty (50) affordability period, would the organization, going forward, be exempt from the affordability compliance requirements.

Answer: No, the affordability period (50 years) will still be enforced, even if the agency pays the County back the full amount of VLIHP funds that it received. A Declaration of Restrictions will be placed on title to the property for the entire affordability period. Whether the loan is paid back or the property is sold prior to the ending of the affordability period, the Declaration of Restrictions will stay with the property for the entire affordability period of fifty (50) years.

Question: If an agency pays off the loan in full early, will the agency still undergo annual auditing requirements.

Answer: Yes, even if the loan is paid in full early, the agency will still be monitored annually for compliance with affordability requirements.