

**Demonstration Program for Elderly Housing for
Intergenerational Families NOFA
Frequently Asked Questions**

1. Can the owner join with new sponsors to apply for the Demonstration Program for Elderly Housing for Intergenerational Families (Demonstration Program)?

No, the sponsor must be the same (HUD approved) from the 202 development.

2. Can we use tax credits with the Demonstration Program?

No, all eligible applicants must be private nonprofits. To use tax credits, you must be a for-profit entity. These entities are commonly limited partnerships, but these are not statutorily allowed under the LEGACY act for the Demonstration Program.

3. Can I apply for 202 this year and the Demonstration Program?

Yes, you can apply to both the 202 program and the Demonstration Program; however, to apply for the Demonstration Program you already must own a 202 development.

4. Can I use Demonstration Program funds to leverage my 202 funding from a previous year if that property isn't developed completely yet? In other words, can a 202 in the pipeline, be eligible for funding?

A 202 in the pipeline must be beyond initial closing in order for the owner to qualify for the Demonstration Program funds.

5. Can the Demonstration Program development be on a separate site from the 202; and does it have to be new construction?

Yes, the development can be on a separate site if all of the units are intergenerational. These units do not have to be new construction.

6. Can the Demonstration Program development be in a different Field Office jurisdiction from the existing 202's Field Office?

No, the Demonstration Program development must be in the same Field Office jurisdiction as the existing 202.

7. Can prepaid 202 owners apply for the Demonstration Program funds?

No, after prepayment they are no longer considered owners of a 202.

8. Due to the small amount of funding, can I request Capital Advance funds only, without a Project Rental Assistance Contract (PRAC)?

Yes, the Capital Advance funds are advertised in the Fiscal Year 2008 NOFA. Like in Section 202, PRAC is determined after units are established, from the Section 202 funding.

9. If the development is a new construction intergenerational-only building, is it eligible for PRAC funds?

Yes.

10. When are developments not eligible for PRAC?

Developments that already receive PRAC can not receive additional PRAC.

11. Will current 202 occupants be served first in the intergenerational units?

This may be proposed by the owner through the Affirmative Fair Housing Marketing Plan and the tenant selection plan.

12. What if my current residents of the 202 don't want intergenerational housing on the property where they live?

Owner should consider the concerns of the current residents before submitting an application for intergenerational housing.

13. What happens when a child ages out of the program eligibility requirements?

This should be addressed in the child's permanency plan as a part of the tenant selection plan submitted with the application.

14. What happens when a head of household in an intergenerational unit dies?

This should be addressed in the in the tenant selection plan.

15. How will I provide services and service money for the development, when they are such a large part of the program?

You would need to get commitments for the provision of services from local and state supportive services organizations, agencies and foundations.