

Lands to Housing Catalyst Round

Answers to Questions Submitted

As of May 7, 2026

Please see the questions and answers listed below that have been processed to date during the Lands to Housing Catalyst Application Round.

Question #1: Is there additional information about how each of the scoring criteria will be evaluated? What is required to earn maximum points?

A copy of the review committee instructions will be provided to all applicants.

Question #2: If someone were to make a full-price offer of what you paid for the land, would AHFC still require the 50% AMI? If it were not, would I understand correctly, trying to read between the lines, that a full price offer, without meeting the 50% caveat, based on the current scoring sheet, would be scored lower than someone offering \$1 but meeting the caveat and thus end up in the organization not getting the land?

AHFC could remove the 50% AMI restrictions if a property is purchased for an amount at least equal to the amount of ERA-2 funding used to purchase the property initially. Applications will be evaluated on their ability to develop housing on each parcel. The terms of the ownership transfer are only one part of the overall development plan.

Question #3: LIHTC and the program's terms (as they pertain to 50% AMI) are specifically mentioned in the NOFA. Do you currently expect that someone would most likely apply for LIHTC as part of this, since the requirement is for the housing to be permanent (which I assume means 30 years)? I am trying to think creatively if, for example, Section 8 could realistically work as well.



Treasury's guidance for rental development with ERA-2 funding allows these units to comply with the affordability regulations of one of several federal housing programs. The LIHTC program is the least restrictive of these programs. There is no expectation or requirement that LIHTCs be part of an applicant's development plan.

Question #4: Is soil testing required to be done before the application deadline? If no, will AHFC be flexible after awards if the result of soil tests shows that the proposed plan is no longer feasible?

Soil tests are not required or expected to be included in the initial proposals. If the result of tests makes the initial proposal infeasible, AHFC will work with the developer to adjust the scope of the project. A hard limit to this is the minimum number of 50% AMI rental units that need to be built on the parcel to meet federal requirements.