

## FREQUENTLY ASKED QUESTIONS – June 1, 2011

### NOTICE OF FUNDING AVAILABILITY (NOFA) - May 16, 2011

#### Neighborhood Stabilization Program 3 (NSP3) for the Acquisition Rehabilitation and Resale of Abandoned and Foreclosed Homes

<http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

1. **Q: I am a realtor - will the government agencies be sending out a request for realtor/broker services for NSP3?**

**A: The four government agencies that have released this NOFA will not be acquiring property directly for this activity. We will not be hiring realtors directly for this program and therefore will not be issuing a request for those services.**

**The nonprofit Developer may identify how realtor/broker services will be a part of their acquisition, holding, marketing and resale strategy in their responses to questions in the application.**

**The nonprofit Developer will be required to hire a listing agent as a part of this program. In the NOFA Section 2 Question # 8 it states:**

**“Developers will be required to utilize a listing agent in order to sell NSP properties. Provide information on how that local listing agent/realtor has been or will be selected by your organization for this program”.**

2. **Q: I am a contractor – do I need to fill out an application?**

**A: The NOFA specifies eligible applicants on page 3 of the application. The lead applicant must be a nonprofit entity – co-applicants may be for-profit entities.**

**As stated in the NOFA on page 4, “Any General Contractor performing the rehabilitation scope of work must be procured by the Developer through a competitive bid process.”**

3. **Q: I am in the process of creating a new organization through the merger of two existing organizations. The existing organizations being merged have an abundance of experience – is the newly created organization eligible to apply?**

**A: The NOFA specifies eligible applicants on page 3 of the application. If the respondent is a team, the lead entity must be a nonprofit entity. The lead entity must have been in operation for a minimum of two years prior to application submittal. Financial statements for the past two years for the lead entity are a required attachment to the application (see Section 3 – Required Attachments).**

**On a case by case basis, a nonprofit that has recently merged with another nonprofit may be able to meet this requirement taking into consideration factors/documentation submitted in the application such as, but not limited to: incorporation documents, by-laws, board and corporate officer composition, staffing positions and assets. Applicant eligibility would be at the discretion of the issuing entities (government agencies) and would be based upon a determination that there is a continuity of identity from the prior organization into the newly created organization.**

- 4. Q: I am a contractor – provide the list of entities that I will be bidding to for NSP3 projects.**

**A: The purpose of this NOFA is to select nonprofit Developer partners who will be responsible for the implementation of the NSP3 Acquisition Rehab Resale program. Recommendations must be approved by the local government Board or Council. When the nonprofit Developer partners are approved by each government agency, each agency will make that information available through their office.**

- 5. Q: I am a contractor – do you have an approximate date of when NSP3 properties will be ready for bid?**

**A: It is anticipated that nonprofit Developer selection and approval will be completed by all four government agencies by September 2011. Following approval and the execution of grant agreements, the Developers will first acquire eligible NSP3 properties. After the Developer takes Title to the property, the rehabilitation process will begin to include required testing and the development of a scope of work to be bid.**

- 6. Q: I am an energy auditor that performed testing for NSP1 properties. Am I still in good-standing for NSP3 or do I need to re-submit my information and re-apply?**

**A: Energy audit firms will be hired by the nonprofit Developers selected for this program. Participation in NSP1 does not guarantee participation in NSP3.**

**Section 2 Question # 7 of the NOFA states: "Provide information on how local energy audit firm(s) have been or will be selected by your organization for this program and how their services will be integrated into your rehabilitation process."**