

## Summer 2018 NOFA

### Additional Questions and Answers

(to 9/30/18)

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**Q49. Can the PSH Project funds be partially used to purchase land? Can the PHB funds be used to repay one of the development team members' purchase of land?**

The PSH Project funds may be used for acquisition of buildings and/or to pay for land and construction. The repayment for land acquisition costs incurred by a development team member will need to be clearly arms-length and reasonable based off an independent 3<sup>rd</sup> party review such as a land appraisal. Repayment must also be deemed reasonable within the overall financial structure of the project. PHB funds may not be used for land banking.

**Q50. Can a project be divided horizontally or vertically into different condos? Can one condo apply for the PSH funding while another condo applies for 60% LIHTC or other affordable housing funding?**

A project may be divided horizontally or vertically to fit the needs of the targeted residents (see Q7) and made into separate condos. Each condo can apply for funding that meets its targeted residents including 60% LIHTC.

However, a project which has been "condominiumized" cannot apply for multiple 2018 NOFA fundings. For example, a project cannot apply for funding under the PSH Project in condo A and apply for HOME Project in condo B (see 2018 NOFA, p. 2).

**Q51. Does the \$150,000 per unit construction cost for the PSH Project apply to the level of PHB funding requested only which has a maximum per unit support of \$200,000 per unit or to the total PHB and OHCS funding which has a combined maximum per unit support of \$240,000?**

Cost is a consideration and there is a preference for \$150,000 per unit construction cost or less (see Q43). Please also note that OHCS funding may only be used for capital costs that exceed the available PHB funding (see 2018 NOFA, p. 1).

Therefore, if a project is seeking preference by proposing a subsidy of \$150,000 per unit construction using PHB funding plus using the OHCS funding, it will need to demonstrate that OHCS's requirements are met.

**Q52. Can a service provider participate in more than one proposal?**

A service provider may team up with one or more development teams as long as the services proposed meet the residents' needs in each proposal as required in the NOFA.

**Q53. Is the \$7,000 per client JOHS/MHASD funding available for the Central Eastside or HOME Project (or only for the PSH project)?**

The \$7,000/client per annum for services funding from JOHS/MHASD is only available for the PSH project.

**Q54. On Attachment G, how would you like us to clarify SRO units? They are currently not listed. Would you like us to assume that they are the same as studios for this form only?**

PHB did not have sufficient information on SROs, there is no separate category for this unit type in Attachment G. Therefore, for completing Attachment G in the PSH Project, please assume the SROs are same as studios.

**Q55. We have an existing project that we are planning to rehab and add new units. The new units are proposed to be HOME funded and the HOME application asks for copies of notices sent to tenants. Do we have to send out a General Information Notice (GIN) or a Uniform Relocation Assistance and Real Property Acquisition Policies Act notice now or can we wait until after the HOME award?**

PHB funding requires that units have not previously been regulated and/or are new to the affordable housing stock. If the project is not funded by the NOFA, then all requirements pertaining to notices to existing residents become a non-issue, so you may want to send a notice only after a NOFA award has been granted.

**Q56. We are proposing to purchase a site for the PSH Project, would an email from the seller serve as a receipt of notice regarding the Uniform Relocation Assistance and Real Property Acquisition Policies Act for purposes of completing Form D of the application?**

See Q55.

**Q57. Do proposers have to worry about meeting the HOME match requirements if we are asking for HOME money?**

PHB has already met the local match requirements. If proposers are interested in learning more about HOME match, please see HUD's website including <https://www.hudexchange.info/programs/home/topics/match/#match-reductions-for-fy-2017>

**Q58. We have heard that Home Forward was recently awarded Mainstream Section 811 Non-Elderly/Disabled Vouchers. Are these available for the 2018 NOFA?**

It is best to check with Home Forward on the availability of these vouchers. PHB understands that there is not a project-basing opportunity and that Home Forward's plan is to use the 99 awarded Mainstream Vouchers to try to pull off names from their waitlist due to

- waitlist of 3,000 households on a tenant-based voucher created two years ago,
- no names have been pulled from that waitlist yet,
- it is likely that at least 99 of the households on the current waitlist would meet the Mainstream Voucher criteria.