

## Notices: Questions Asked and Answered

*2022 Competitive Housing Development Request for Grant Applications (RFGA)*

*SUPPORTIVE HOUSING FOR INDIVIDUALS WITH SERIOUS AND PERSISTENT MENTAL ILLNESS*

*April 29, 2022*

### Notices

- There were previous problems adding answers to the PDF Application Form. The form has been updated to fix the problems. The best way to input your answer is to have them pre-typed on a Word document and then copy and paste into your saved version of the PDF Application Form. If you would like to scroll to see your answers, you can use the up and down arrows on your keyboard.
- The Materials can now be found on two sections on our Webpage. It is still posted on our right-hand side of webpage, but now it can also be found under the Regional Development and Innovation Initiative Tab. It is in the section titled RFGA for supportive housing and licensing residential treatment facilities.
- For Supportive Housing, Project Budget Spreadsheet located on our webpage. It has been updated to reflect the additional of start-up cost tab. (Highlight in Yellow)

### Questions + Answers

#### Housing Type and Population

1. **Q:** What are the limits for additional start-up costs and additional rental assistance costs for PSH?

**A:** The start up costs should be well documented realistic and reasonable. We have not established a limit for rental cost. It will be dynamic depending on the market, need and availability of funds. In other words, due to unknown demand for rental assistance funding OHS cannot guarantee all rental assistance requests may be funded.

2. **Q:** Will SPMI remain the priority over the planned SUD solicitation scheduled to begin next month?

**A:** No, at this time there won't be any SUD solicitation.

3. **Q:** What is a unit?

**A:** A unit is a living space where someone can live independently. Sometimes they are shared. The unit will have a small kitchen, a bathroom, with a one or more bedrooms.

4. **Q:** Is the August Review Pool deadline a firm July 29, 2022?

**A:** No, this is a rolling solicitation, and it has multiple deadlines. We will start reviewing the applications that are submitted on July 29, 2022.

5. **Q:** How much can we apply for?"

**A:** On the Supportive RFGA there is a limit of \$300,000 per unit or \$2.7 million for the entire project.

6. **Q:** Will the apartments have to be exclusively used for the behavioral health tenants?

**A:** Yes, for this solicitation.

7. **Q:** Please explain CMHP acronym and give an example of those entities

**A:** Community Mental Health Program. Each county across the state is represented

8. **Q:** Is the schedule you listed in April, no longer likely to happen?

**A:** Not at this moment.

9. **Q:** What is severe and Persistent Mental Illness. The addendum states what qualifies?

**A:** See the last page of the addendum (page 32)

10. **Q:** Often a complex may have only a part of the units dedicated to a population like SPMI. If we have 30-50% that are SPMI, can the other units be for tenants with other BH needs? Within the limits per unit on the RFGA.

**A:** This is up to the applicant.

11. **Q:** Is there a required timeline for opening of new projects under either category of funding?

**A:** It all depends on the project. We will work alongside with the applicant to keep each other informed.

12. **Q:** Are we still able to have call in sessions to update new team members?

**A:** At this time we are not planning any additional call in sessions or live webinars.

13. **Q:** How about if we cannot fill the apartments with qualifiers in extensive length of time, say 6 month?

**A:** We will have to negotiate and work together with some of those issues.

14. **Q:** Can you clarify more on the startup costs? We are applying to build a new facility and the cost of furniture, office furniture, appliances, etc. are significantly higher than \$10,000. Are you saying if the cost is over \$10,000 we can put them under property development?

**A:** Start up can go over the \$10,000 amount will need to be included in the Property Development Budget. Reasonable Start-up costs are notated in the Application.

**15. Q:** Preferred Fonts PT size on RFGA Application submission?

**A:** 14 size fonts. Make sure it is readable

**16. Q:** What are your requirements for HUD/ environment assessments requirement meeting for property acquisition?

**A:** The property should pass any requirement for housing the indicated populations.

**17. Q:** Can you explain a little as to how the funds would be awarded as with a draw down process or some other scenario

**A:** A review panel will be formed to recommend how awards will be determined.

**18. Q:** Just want to make sure the OHA is tracking that rental assistance MHS12 is not allow to be used for projects with over 25% SPMI so a 9 unit project could not use this money to support the resident

**A:** See Page 7 of Addendum.

**19. Q:** Are the rental assistance amounts allowed limited like the MH Rental Assistance Program (MHS 12)?

**A:** See Page 7 of Addendum.

**20. Q:** For a startup project will you fund it by stage? If yes, are you inspecting the project for level of completion?

**A:** Start of funds are released via grant. There will submission of progress reports, and awardees will be working alongside SDOH team.

**21. Q:** When will the 1st fund available assuming submitted by 7/29?

**A:** It depends if all documents on the applicant side are ready for OHA. Example they have a property located and are in the process of closing.

**22. Q:** I do not see any other application to complete or info for the startup costs? I have attached the budget spread sheet for your review.

**A:** There is not a separate application for startup costs. Provide a narrative for your startup costs under the Finance and Budget Narrative. More importantly provide estimated startup costs in the budget tab "Start Up Costs." Please refer to SH Budget on webpage

**23. Q:** If there are multiple partners in the development of a project who should be the lead applicant?

**A:** The lead applicant should be the entity that will take ownership of the project. Project ownership may be transferred to another entity upon approval by OHA however, the expenses to transfer ownership will be the responsibility of the entities involved in the transfer.

**24. Q:** There have been more questions on defining what a “Unit” is?

**A.** A unit simply means a housing space where one or more persons can live independently and the housing space includes a kitchen, bath, sleeping room and living room. In some cases the living room may also be used as a sleeping room. A unit may contain one, two, three, four or even more bedrooms however, units with four or more bedrooms are uncommon. Here are some additional questions to this inquiry:

1) If we rehab a regular single family house that has 3 bedrooms and 2 bathrooms and kitchen. How many units would that be considered? This would be one unit.

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2) What if that same house could be garage converted and add an additional 2 bedrooms and an additional living space, now a total of 5 bedrooms, still 1 central kitchen? How many units? This would be one unit.

3) 1 duplex that has 3 bedrooms per side, each side having its own private kitchen and bathroom would be how many units? This would be two units. Each duplex is one unit.

**25. Q:** A question regarding caps and maximums for supportive housing-

The maximum stated is 300k per unit and the total project max is 2.7 million. The distinction in question is that per project or per person/entity. Does that mean that I could have several projects (locations) and each project could be up to 2.7 million individually? Or is the intention that OHA will only allocate 2.7 million per *person* or *entity* regardless of how many locations are being considered? The reason I ask this question is because I have some plans for building 4 duplexes (8 units if I understand correctly) in Newberg, however that particular project would likely wipe out close to the 2.7 million/300k per unit and not allow me to entertain the other smaller projects I have on the table for SPMI residents.

**A.** The limit is 9 units per project.

**26. Q.** Will the application for supportive housing be updated to reflect the changes of the last amendment specifically on the trust deeds? I believe that section still requires a signature but has the older information in the application.

**A.** The supportive housing application notice has been updated to remove Trust Deeds as the method for securing OHA’s investment. The property will be secured by a Declaration of Restrictive Covenants. This means the property will have a 20 year use restriction to house persons experiencing SPMI and such property may not be sold for income or profit by the grantee.