

2015 GAP NOFA Frequently Asked Questions

Questions and answers as of 7-10-15

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General Questions:

Q: Does OHCS have a specific definition for Special Needs that you could direct me to?

A: **Special needs populations: including but not limited to veterans, elderly, people with the presence of a disability, previously incarcerated, survivors of domestic violence.**

Q: Is there a maximum funding request amount per project for this NOFA?

A: **No. We didn't outline caps in funding for this NOFA.**

Q: What are you expecting the average request to be for small new construction projects?

A: **It is up to the applicant to determine the cost of their project, and request the appropriate OHCS funding that is necessary for the financial feasibility and viability of the project.**

Q: I have a couple of questions regarding NOFA #4189 specific to the Group Home funding criteria.

1.) In the small project or group home submission impact criteria it is listed that "Does the Project Provide preservation of federally assisted affordable housing." Does this mean that group homes must be federally assisted in order to qualify? If so;

2.) Would awarded grants through the related county for construction/preservation purposes qualify as "federal assisted", as long as they provide conditions federal oversight/review?

A: **The Impact questionnaire for small projects and group home/ special needs projects lists the preservation as an example under the question describing the populations. It is not a threshold for applying for the funds; as the instructions on that worksheet state the applicant should only draw from those criteria and examples listed that are most relevant to the proposed project.**

Q: Is there a maximum per unit or project request limit on the #4189 NOFA for GHAP Funds?

A: **No. We didn't outline caps in funding for this NOFA.**

Q: If applying for construction defect funds, is there a time limit as to when OHCS funds must be used by?

A: **OHCS funds are released on a reimbursement basis, as work is completed in accordance with applicant's project schedule. Substantial time delays and deviation from project schedule may result in loss of funds/credits.**

Q: Does the cap on the GHAP listed in the GHAP manual apply to this funding round?

A: **The NOFA outlines the caps.**

Q: 1. Are there any Caps on requested funds, and if so, what they are for each source?

2. Are there any soft goals for number of projects funded?

A: **We didn't outline caps in funding for this NOFA. If there was a cap, the NOFA would detail them.**

Q: GAP NOFA, Page 10 of 17 - Architectural Guidelines, in references a CNA, yet the Application Checklist does not require one to be submitted, is a CNA required with the application and this was an oversight, or will you require one after reservation?

A: **If rehabilitation is being done, a CNA is needed.**

Q: GAP NOFA, Page 11 and 12 of 17 - 3. Construction Feasibility, 3rd bullet asks if the preliminary plans and specifications generally meet the Department minimum new construction or rehabilitation architectural guidelines...." however, the NOFA does not require submittal of plans and specs for a rehabilitation project. Should this bullet indicate plans and specs for new construction and a scope of work for rehabilitation?

A: **We may ask for that through reservation. We will ask if it's a documented construction defect project.**

Q: Instructions, page 8 of 25, G. Rent Table - it is not clear that for preservation projects, no pass through is required, if using OAHTCs?

A: **There is no pass through for preservation, preservation of federal subsidy.**

Q: Instructions, page 11 of 25 B. For All Rehabilitation Projects, the reports that must be submitted does not include a CNA, see comment #1 above.

A: **If the project is undergoing rehabilitation, please submit a CNA.**

Q: Instructions, page 13 of 25, Sources and Uses page references LIHTCs, just want to clarify that there are no LIHTCs available with this NOFA?

A: **There are no LIHTC, but it's a pro forma used for all deals, so it has those elements.**

Q: Instructions, page 13 and 14 of 25, Construction Monitoring Fee for HOME projects, indicates we should put \$25,000 in this line item on the Uses. Just want to clarify that this is not required for this NOFA, and that there are no HOME funds available with this NOFA?

A: **There is no HOME available in this NOFA.**

Q: Instructions, page 14 of 25 -- this is just a note that Funding Source Column instructions include HOME, and there is a Reasonably Expected Basis and Estimate Gross Expended Columns description (this would apply only for LIHTCs, correct?)

A: **The pro forma is used for all deals. There is no HOME or LIHTC offered in this NOFA.**

Q: Instructions, page 14 of 25 - Income Page; Income with OAHTC Page, Housing Operating Budget - again there is no clarification here that for Preservation projects, no pass through is required.

A: **No pass through for preservation.**

Q: Instructions, page 16 of 25 - this is just a note, there is a description for "LIHTC Calculation Page". Again, just confirming that there are no LIHTCs available through this NOFA?

A: No LIHTC's are offered in this NOFA.

Q: Instructions page 18 of 25 - Tenant Relocation, just a note that this may be confusing, if there are no HOME funds available through this NOFA, to describe if HOME application complete the entire form.

A: No OHCS (Balance of State) HOME is offered, but we are not aware if any projects have HOME from other Participating Jurisdictions.

Q: GAP NOFA, Application and Charge Transmittal - under "Total of all NOFA sources requested*" - *includes all grant funds, amount of OAHTC requested, and equity generated by the LIHTC allocation. Just a clarification that there are no LIHTCs available with this NOFA.

A: No LIHTC are offered in this NOFA.