

# Frequently Asked Questions for NOFA #2020-9 GHAP Serving Veterans with Permanent Supportive Housing

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## September 25, 2020 Updates:

### Question 1

- a. We are applying for the VGHAP NOFA and are planning to serve transitionally homeless Veterans in our project. If we request some vouchers to assist in the project -should we underwrite those rents to Fair Market (FMR)?
- b. If utilizing OAHTC, would we then need to demonstrate the pass-through on those 30% units?

### Answer:

- a. *Transitional housing is not eligible for funding through this Veterans NOFA, only permanent housing is eligible for funding. If requesting project-based rental assistance/service slots for permanent supportive housing that is available through the NOFA, rents should be underwritten at 60% AMI rents. The rent assistance will cover the difference between 30% of a tenant's income and the 60% AMI rent*
- b. *If a project is requesting OAHTCs and has project-based rental assistance or vouchers (PBV), the units with PBV are not eligible to utilize OAHTCs and demonstrate pass-through on rents. The project must spread pass-through rent reductions over the remaining eligible units that do not have PBV.*

#### Question 2

If given a reservation from a previous NOFA (ex. 9% LIHTC), could the project apply to this NOFA for PSH?

*Answer: To be eligible for PSH slots from this Veterans NOFA, Projects must receive a reservation of capital funds (ie. GHAP grant) from this NOFA. If a project is already fully capitalized through it's other award of funding, it would not be eligible to apply for additional capital resources through this NOFA.*

#### Question 3

Is it possible for the number of units in the "Rents & Income level" and/or number of units set aside for homeless Veterans to change between the pre-application and the final application?

*Answer: Changes from pre-application to full application are allowed. Depending on the degree of change, the project may be asked to provide further explanation for substantial changes.*

#### Question 4

In 2.2.3 Application charges, it says that the payment must be received by OHCS reception no later than November 12, 2020 at 4pm. This is after the application due date. Is this correct?

*Answer: Application charges are due after the application is due to allow applicants the ability to decide whether or not to apply leading all the way up to the application due date. Because Application charges must be mailed physically and may take several days to arrive, the due date for charges is later than the due date for Applications.*

#### Question 5

Are all of the units in the project required to be "visitable"?

*Answer: This can vary by project. Review ORS 456.510 for detail. Please send any additional questions on this topic to [MFNOFA@oregon.gov](mailto:MFNOFA@oregon.gov).*

#### Question 6

Could OHCS decide to not fund the entire amount requested for a project, and only fund a certain percentage of it? If so, would this be for a certain portion of the project, for example a half of the proposed number of units? Also if this is an option, should it be addressed in the narrative/application that the project can be done in phases?

*Answer: Projects will only be awarded in full as applied. If the project cannot be fully funded, the project will not be awarded.*

#### Question 7

By 100% Veteran, does that mean 100% of units in a project need to be for Veterans or just 100% of funds. Can we reserve some units out of a larger project for Veterans and use this funding only for the units reserved for Veterans?

*Answer: Projects funded through this NOFA must benefit Veteran tenants. The whole project must serve Veterans.*

#### Question 8

Can we request for funding for a community building or just the residential dwellings?

*Answer: Community structures that are part of the overall project and are on the project site for the benefit of the project tenants are an eligible expense for GHAP funds.*

#### Question 9

Can smaller projects without LIHTC be competitive, or are you looking for larger projects?

*Answer: Smaller projects without LIHTC can be competitive in this NOFA. Projects must meet the definition of multifamily by having 2 or more units (ORS 456.515).*

#### Question 10

In the Core Development Document (CDD) (part of the Core Development Manual (CDM), for the Sustainable Development Standards (SDS), can we submit our self-directed pathway to the OHCS architect for pre-approval? Can we submit our size variance request in advance as well?

*Answer: At this time, OHCS policy is to not engage in project details prior to application submissions.*

#### Question 11

Do Phase 1 ESAs have an age limit?

*Answer: Phase 1 ESAs submitted must have been completed be less than 1 year prior to the date of application*

#### Question 12

Pre-application Fee?

*Answer: There is no pre-application fee to submit a pre-application.*

#### Question 13

In the NOFA Definitions under 1.3.2 Affordability, it says project rents and incomes need to be at or below 70% AMI, however, in section 1.5.3 rents and incomes table, under GHAP it says 80% AMI. Which is correct?

*Answer: This is a typo in the NOFA and Section 1.2.2 should read 70% AMI instead of 80% AMI, while section 1.3.2 should read 80% AMI instead of 70% AMI. An updated NOFA which corrects this typo will be released into WorkCenters along with Application materials.*

## October 2, 2020 Updates:

#### Question 14

Have pre-application been reviewed for meeting baseline and threshold requirements?

*Answer: OHCS staff have used the pre-applications to generate the project-specific applications in work centers, however, staff has not reviewed the content of any of the information to see if it meets NOFA requirements. Staff will review information in the final applications.*

#### Question 15

On the "Rents and Incomes" tab, when I input information on the first line, it shows the "maximum program allowable rent" as \$922, regardless of the # of BR, size or AMI included. Can you explain what that means?

*Answer: The value that is given is based on the funding type (ex. GHAP, LIHTC). This value demonstrates the programmatic minimum rent/income. Depending on the NOFA this value may be higher than is prescribed by the NOFA specific offering for that funding source.*

#### Question 16

If a project is only a portion of a tax lot, should we include just the acreage that is committed to the project or the entire tax lot?

*Answer: Projects can only encumber whole tax lots. Projects may be recorded to encumber multiple tax lots but not partial tax lots. If the project plans to subdivide (partition) the property before construction closing, please be sure to indicate that in the application in the "Project Details" tab, Row 287-289.*

## October 16, 2020 Updates:

### Question 17

Will a preference be given to projects that include some element of PSH?

*Answer: no*

### Question 18

Will projects with PSH count toward the category of Rental Assistance (Project Based Subsidy)?

*Answer: Yes. PSH rental assistance would count as a form of Project Based Rental Assistance (PBRA).*

### Question 19

When the requirement is for "partners to submit a Schedule of Real Estate Holdings on projects with 10 or more units or the project cost is more than \$500,000", is that just the legal entity/partner organizations, or also the individuals that are members of the partner organizations?

*Answer: Just the legal entity/partners only. Not the individuals.*

### Question 20

If the "Applicant/Developer" has ownership of the project site via a deed, and the proposed "Ownership Entity" will be a new and different LLC, is it necessary for an additional document such as a purchase/sale agreement or option to purchase to be submitted at the time of application? Is there anything else that is necessary to show site control of the property by the newly formed ownership LLC?

*Answer: If the Applicant has a deed for the property, just the deed is needed to demonstrate site control.*

### Question 21

Is it too late to add someone to our Procorem WorkCenter?

*Answer: No, just send in your request to add an individual to [MFNOFA@oregon.gov](mailto:MFNOFA@oregon.gov), with their name and email.*

### Question 22

Can you clarify whether a Phase I ESA is required at application? My read of the NOFA Section 1.5.4 (8) Prior to Closing, a Phase I environmental study is required. In the FAQ, question 11 asks if the Phase I has an age limit. The answer would indicate that a Phase I would have to be less than 1 year prior to the date of application. Is there a Phase I required at application or not?

*Answer: The Phase I is only required to pass construction closing which means it's not required at application. However, an eligible Phase I ESA is not more than 1 year older than the date of application submission.*

## October 23, 2020 Updates:

### **NOFA INSTRUCTIONS UPDATE:**

OHCS found that the MWESB tab had unintentional constraints on word count and is uploading an optional MWESB Supplemental form to WorkCenters. You may use the optional form in lieu of the MWESB tab in the application, or you may use the MWESB tab in the application. To avoid any confusion please choose only one. If you choose to use the MWESB Supplemental, Scorers will only use the Supplemental to review your responses.

In addition, there are no word count limitations for any of the 6 fields despite what is listed in the MWESB tab on the Application. If you wish to exceed 1,000 characters on the first question-field you must use the optional MWESB Supplemental because the Application will not allow you to exceed 1,000 characters.

#### Question 23

Can you please provide clarification as to what “complementary design” means / encompasses / would entail?

*Answer: Complementary design encompasses intentional ways in which the project is made to function in more useful and holistic ways that support, dignify, and even empower residents and staff.*

#### Question 24

When will the decision on which applicants will receive funding be made for this NOFA?

*Answer: Currently, OHCS plans to take recommendations to the January Housing Committee Meeting, however, this is could to change based on unforeseen circumstances.*