

FAQs for NOFA #2022-4

Permanent Supportive Housing (PSH)

Questions as of 4/15/2022

Question 1:

Does the OHCS PSH NOFA #2022-4 require enrollment in the OHCS-PSH Institute to be eligible for an award?

Answer:

The PSH NOFA (#2022-4) is open only to teams that have completed one of the two OHCS-sponsored Corporation for Supportive Housing (CSH) Supportive Housing Institutes, and also to Developers who were part of a team that went through at least one of the two Supportive Housing Institutes.

Question 2:

If we request, but are not awarded capital funding, are we still eligible for rent assistance and service funding we request?

Answer:

Projects who apply for PSH capital funding and are not awarded will not be eligible for rental assistance and services funding. This is to ensure resources are not allocated to projects that do not have the necessary financing to move forward.

Question 3:

Can you provide details of any timeline impacts or other considerations we may need to plan for based on the various capital resources? For example (but not limited to these examples):

- *For PSH Capital, funds need to be spent within 36 months of reservation date.*
- *Once HTF funding is committed at construction closing, the Project must begin construction within 12 months. OHCS may rescind reservations for Projects that do not meet program deadlines. HTF funded Projects not completed within 4 years of commitment will be terminated and HTF funding must be repaid to HUD. HTF recipients must ensure that HTF-assisted rental units are occupied by income-eligible households within 6 months of Certificate of Occupancy. HTF Program Manual: <https://www.oregon.gov/ohcs/development/Documents/HTF/2021-HTF-Program-Manual.pdf>*
- *OAHTC and 4% LIHTC should close within 240 days of the reservation.*

Question 4:

Do any of the sources inherently involve additional fees, reserve deposits, or other expenses we need to account for?

All fees and charges for OHCS capital resources are described in the OHCS Charges Table at: <https://www.oregon.gov/ohcs/development/Documents/admin/OHCS-Charges-Table.pdf>

General OHCS NOFA application fees apply and annual compliance monitoring fees for projects utilizing PSH or HTF funds will be set at \$25.00 per unit per year. The rule is if a unit is funded by more than one source, the largest eligible monitoring charge will be used. Please refer to the OHCS Charges Table for resource details.

Question 5:

Are underwriting requirements in the NOFA flexible if explained, such as a vacancy rate based on project-based vouchers and portfolio experience, or replacement reserve deposits based on experience, etc?

Yes, we can be flexible on some items. As with our other programs, for PSH projects we will consider project-specific explanations and we will work with other lenders' criteria.

Question 6:

Is 1.20 required every year for the entire term of the debt, or will OHCS defer to perm lender and investor for the back end DCR requirement? Is there a DCR requirement for year 15, 20 or 30?

Answer:

OHCS guidelines require a year 1 DCR of 1.20, however if the permanent lender has underwritten the debt to other criteria, OHCS will work with the lender to ensure long-term viability. After year 1, the project must maintain a positive cash flow through year 30.

Question 7:

Can a project apply for rental assistance and/or services funding and NOT development/capital funding in this PSH NOFA?

Projects are able apply for PSH rental assistance and/or PSH Services funding without requesting capital/development funding. However, the entire PSH NOFA application still must be completed. In addition, the Project must show fully committed sources and uses and be ready to move forward.

Question 8:

Could you please confirm whether any of the below resources offered in the PSH NOFA triggers either URA or Davis Bacon?

- PSH Capital Funds

- National Housing Trust Funds (HTF)
- Project-Based Rent Assistance

Answer: Here are the details on URA and Davis Bacon for the below resources:

- *PSH Capital funds don't require Davis-Bacon compliance, however, every project needs to get a letter from BOLI (after awards are made and before loan closing) stating whether Oregon prevailing wages apply to the project. PSH Capital funds do not require URA compliance.*
- *National Housing Trust Funds (HTF) do require URA compliance but does not require Davis Bacon compliance. The same BOLI requirements for PSH Capital Funds (described above) apply to HTF.*
- *Project-based rental assistance does not require Davis-Bacon or URA compliance (because these aren't federal dollars). However, we can't speak for BOLI about how and when prevailing wages apply, but you can contact BOLI here: pwremail@boli.state.or.us to see.*

Question 9:

Are projects prohibited from charging utilities to PSH residents?

Answer:

There is no restriction on having tenants pay utilities if you are utilizing PSH Development Capital funds. However, if you are utilizing PSH Rental Assistance funds, there is a requirement to provide owner paid utilities.

Question 10:

Do I have to complete the HTF supplemental documentation even if I am not planning to apply for HTF resources?

Answer:

The completion of the Federal Housing Trust Fund (HTF) Supplemental items is now required for all PSH applicants seeking development capital. Projects just seeking PSH Rental Assistance and/or Services funding do not need to complete the supplemental items.

Question 11:

Can OHCS provide feedback on the submitted site review checklist in the pre-application?

Answer:

OHCS cannot provide site review checklist feedback prior to the full NOFA application due date. However, the site review checklist submitted with the pre-application can be modified and updated for your final application submission.

Question 12:

Can applicants pair PSH capital funding with a 9% application?

Answer:

PSH capital funds cannot be paired with other competitive funding sources such as 9% LIHTC or HOME. This is standard practice at OHCS since all OHCS fund offerings require that a project have balanced sources and uses to be eligible for funding. If we allowed a project to apply for more than one competitive offering at a time and it wasn't successful in all competitions needed for balanced project sources and uses, there would be a gap in financing, making the project ineligible for any OHCS funding that it had qualified for.

Question 13:

Will there be site visits to conduct reviews for projects applying to this PSH NOFA?

Answer:

No. There will be no site visits for the purpose of a site review for this year's PSH NOFA projects.

Question 14:

If applicable, is a relocation plan required as a part of the OHCS PSH application?

Answer:

The HTF Supplemental Form includes a relocation planning item.

Question 15:

We understand that applicants can choose not to apply for HTF funding when they request PSH capital resources. Would a project that requests HTF have any sort of competitive advantage over a project that does not?

Answer:

No, there will be no competitive advantage for a project electing to use HTF.

Question 16:

When is the last day to submit questions for the PSH NOFA?

Answer:

All questions regarding the 2022 PSH NOFA must be submitted by April 8, 2022. Questions submitted after April 8th will not be answered.

Question 17:

One of the application parameters says "Only one project per sponsor and/or team can be submitted". My organization has two PSH projects that we are considering applying for - does the parameter mean that we could only go for one of them or that we cannot submit more than one application per project?

Answer:

Only if the teams are different for each project and you have a co-owner in one of the applications, then both projects can be submitted.

Question 18:

Can PSH sources be used for non-PSH units in an integrated PSH project?

Answer:

PSH and HTF development capital must be used for PSH units only, however, GHAP sources may be requested to fund non-PSH units. This resource is capped at \$1 million per project.

Question 19:

Does the PSH+HTF subsidy per unit mean all subsidy per all units in the project or just PSH units? Does this apply to projects not requesting HTF?

Answer:

*The Subsidy per Unit scoring is the PSH+HTF total subsidy request/PSH units being created. This applies to all projects requesting development capital even if they are not requesting any HTF. **Please note the pre-application is calculating this incorrectly. The full application will correctly calculate PSH+HTF Subsidy/PSH Unit.*

Question 20:

If you are just applying for Services or Rental Assistance funding, what do you put in the Anticipated Funding Request cell in the pre-app?

Answer:

Those cells are for PSH Capital, so please leave it blank if you are only requesting rental assistance or services funding through this NOFA. By selecting the drop down "Rent

Assistance/Services Only” in the first section of the PSH tab, we will know you are just wanting those resources and we will get the details of your request in the full application.

Question 21:

Can you confirm that the HTF supplemental form is not required to submit the pre-application?

Answer:

Correct. The HTF supplemental form is only required with the full application.

Question 22:

Can we request Services Funding through this NOFA if we already have some CoC or other services funding?

Answer:

Projects can leverage external services funding resources and request PSH Services Funding through this NOFA to ensure they have appropriate levels of funding to meet the program’s needs. However, OHCS’ PSH Services Funding cannot provide services to PSH units covered by another resource such as CoC PSH services funding. A clear separation of how funds are used must be described in the Services Budget. PSH Services Budgets will need to be reviewed by OHCS to approve any pairing with non-OHCS PSH services funds to ensure no crossover of Services Funding is happening on PSH units.

State PSH Services funding cannot:

- *Provide services to units with HUD CoC PH/PSH funding*
- *Provide services to units utilizing any other City, State, or Federal PSH services funding.*

Question 22:

Is there a max number of project-based vouchers that can be requested per project? Or is there competitive scoring that provides more points to those that request less than 100% of the units with voucher?

Answer:

No, there is no maximum and no points allocated based on the number of vouchers requested.

Question 23:

We cannot find the PSH application materials in our Procorem Workcenter. When and where will the application be posted?

Answer:

We will be putting the full application materials and pre-application report into your Workcenter this Friday 3/4.

*****NOTICE OF APPLICATION CHANGES AND REPORTING OF APPLICATION ERRORS:**

A revised NOFA application has been uploaded to the PSH NOFA Workcenters. It includes the following fixes below. If any other issues or errors are noticed, please submit them here: <https://app.smartsheet.com/b/form/7d4e4feb141440c3a68bc2ae3d6b989f>. Please note, the changes to the LIFT application do not apply to PSH.

Operating Budget	C164 / DCR	The required reduction from OAHTC Calc cell E25 was not being pulled into Operating Budget C164, and the DCR was not reporting correctly. Fixed.
	Row 167, all cells other than C167 and D167	All cells in this row should be using net cash flow to pay down deferred development fee, but only cells C167 and D167 are doing that correctly. Fixed.
Sources and Uses	Cells AJ36 to AJ47, AJ82 to AJ83, and AJ97 to AJ102.	These should all have the same formula as in cell AJ35, but they do not. Fixed.
	F101	This cell is displaying #REF! Fixed.
	D53 and D54	Referencing wrong cells. Fixed.
Scoring LIFT Narratives	F17	The cell is locked and has no dropdown. It should allow us to enter either Urban or Non-Urban or it could pull this information from Project Details, F18. Removed
Lift Scoring Quantitative	C88 and C89	These cells are displaying #REF! Fixed.
	Cell F65	Should display points claimed in Cell D78, but does not. Fixed.
Proposal Summary	Missing Table	Added unit mix table to summary page, was missing.

Question 24:

If we don't have a confirmed General Contractor at the time of application, should we leave the section regarding the general contractor blank on the application, or input the name of the contractor who provided the estimate (knowing that it might ultimately be a different contractor)? And how should we answer the general contractor questions in the MWESB section?

Answer:

You can leave the General Contractor section in the application blank. But please answer the General Contractor-related questions in the MWESB section from the perspective of what you will require of and look for in your GC for the project.

Question 24:

What is the application fee/charge for PSH projects only seeking rental assistance and/or services funding?

Answer: The application charge is the lesser of \$2,500 or .5% of the annual requested amount of the maximum rent subsidy and service dollars combined.

Question 25:

Should the PSH service budget be pulled into the larger Operating Budget tab and shown as an income and expense? Or should it just be reflected on the PSH Budget tab?

Answer:

Please reflect you PSH services costs (not resident services costs) in the PSH Budget tab, not your Operating Proforma.