



725 Summer Street NE, Suite B
Salem, OR 97301
Telephone: (503) 986-6894
Email: OHCS.Contracts@oregon.gov

Date: January 10, 2023
To: RFA #7187 Applicants
From: DeAundra Lewelling, Senior Procurement Specialist
Re: RFA #7187, Addendum No. 3
Affordable Rental Housing Partnership Grant

ADDENDUM #3

to RFA #7187

This Addendum modifies the Request for Applications (“RFA”) Document(s) only to the extent indicated herein. All other areas of the RFA not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the original RFA document and Applicants shall incorporate this Addendum into the Statement of Work (“SOW”) and solicitation as if it were issued in the original RFA.

The RFA is hereby amended as follows: **New Language is indicated by bolding and underlining** and **~~deleted language is indicated by bolding and striking~~** unless a section is replaced in its entirety:

Questions and Answers

*The answers provided are to the questions that were submitted during the live Webinar held on December 7th at 10:30am and/or submitted via email to the SPC prior to the deadline for questions on December 12th at 5:00pm in accordance with **Section 1.3: Schedule -Event Schedule.***

- 1. Can the eviction prevention support be used for individual residents or would it need to be a broader program?**
It can used for any sort of case management activities as long as the resident that you are providing them to is a resident of an Affordable Rental Housing Property. It may not be used for rent assistance.
- 2. Can you please give examples of spending that would fall under “Workforce Development?”** Training and assistance with interview skills, resume writing, training around a specific professional skill, for example coding or bookkeeping. Any sort of

workforce training and technical assistance to help the residents of the property build a skill that might support them in their professional development.

3. If there are two buildings in our portfolio, would we be able to apply for a grant for each building or is there one grant per organization?

One grant per organization but you can serve multiple properties under that grant. It is one application per organization.

4. Does construction need to be completed already in order to receive grant?

No. It is not tied to the development process, per se. It is for the resident services that could take place at any point in that process. It could be compensation for a key community partner who helped put together community members from a specific neighborhood or cultural group and helps with thinking through design components. It could be for services to a property that has been fully leased up for years and your CBO goes into that property to regularly provide after school care, English lessons, or some other service that the community has expressed a need for.

5. What is the cutoff for “recently in the pipeline”?

It is 12 months. If the 4% LIHTC has exited the pipeline within the last 12 months the application would then receive the priority points

6. A living wage is \$55k-65k/year in OR. If an organization is paying this wage to resident services coordinator, then \$25k only supports about 1/3 of an FTE. Will OHCS be okay with such limited time/FTE additional capacity or is the dept expecting more?

These funds are intended to be supplementary. They are not designed nor intended to fully fund resident services. Projects that are applying for financing through OHCS should generally be able to write resident services support into their project budget. But we recognize that there are gaps. This particular offering is only designed to supplement and not fully fund resident services as we know best practices would necessitate and expect. We are aware that we are not providing through this offering the full amount needed to fully staff up a resident services position and provide services in robust way.

7. What is the timeline for notification of award and project start dates?

The project start date can be flexible depending on when all of the grant materials are in place. It can take a couple of weeks to a month. Ideally, we would have the project start date within a month to month and half after notifications. For this particular grant, we are offering on a case-by-case basis, backdated to January 1, 2022. We understand that there are a number of 4% LITHC programs have provided the work and exited the pipeline We would like to provide our partner CBOs a way to recoup money spent providing those services.

8. We run a resident services peer group that provides ongoing training and support for front line resident services staff across the state. We have many rural and culturally specific organizations that are served by this program, however we do not have any specific housing development in our portfolio.

This grant is for services provided directly to the residents of affordable rental housing. Although your organization's work in creating a community of practice and support for resident services staff is very important, it does not align with this grant offering. There may be other offerings in OHCS that are designed to support the type of professional development and networking you provide. Staff will reach out to you directly to follow up on possible offerings in other Divisions within OHCS.

9. Recognizing that military and Veteran culture, subcultures, and communities within are highly specific and create a dynamic sense of identity, we feel confident in the Culturally Specific Organization category. I would like your thoughts on if this rendering of the definition is compatible with the spirit of which the section 2.2 definition was written.

The definition of Culturally Specific Organization used for this offering is fairly broad and inclusive. If you can provide information illustrating how your organization and service community meets the key elements outlined in the Section 2.2 definition, you are likely to meet the definition. Make sure to tell us why your service community is "hard to reach", how your organization and staff are representative of the population you serve, and the unique insights and ties to community that this relationship has provided.

10. It would be great to receive more clarification on the bullet point: "Organization has the ability to effectively serve Black, Indigenous, and Communities of Color."

If your organization is effectively serving Black, Indigenous, and/or other Communities of Color, please tell us how you know your work with these communities and individuals is effective. You might consider, how are you defining "effectiveness" or "success" and why? Who was involved in developing your measurements for success? Working through these questions to will help inform your understanding (and ours) of your organization's awareness of these communities within your service population and your ability to effectively serve them.

The GHAP Capacity Building program has provided [additional frequently asked questions \(FAQs\)](#) on the GHAP Capacity Building program webpage.